

DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

In reply, refer to:

**STATE OF HAWAII**  
**DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM**  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

19:DEV/016

677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
FAX: (808) 587-0600

February 19, 2019

Honorable Ann Kobayashi, Chair and Presiding Officer  
City Council  
City and County of Honolulu  
530 South King Street, Rm. 202  
Honolulu, Hawaii 96813

19 MAR 4 PM 10:01 CITY COUNCIL

Dear Chair Kobayashi:

**SUBJECT: Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes, for the Proposed Ililani at 615 Keawe Street and 690 Halekauwila Street, Kakaako, Oahu, Hawaii, Tax Map Keys: (1) 2-1-051:011 and 012**

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the above subject Ililani affordable housing project in Kakaako, Oahu, Hawaii (Project).

**PROJECT OVERVIEW**

Ililani is a proposed 42-story, approximately 367 feet in height concrete and glass residential tower with approximately 6,297 sq. ft. of ground level street front commercial space, a lobby, approximately 3,367 sq. ft. of internal recreation room space, and a separate 8-story concrete parking structure with an approximately 13,381 sq. ft. recreational deck on the roof of the parking garage (9<sup>th</sup> floor) fronting Halekauwila Street.

The Project consists of 328 units, (50% plus 1 unit or 165 units will be priced to comply with HHFDC affordable sales price guidelines and the remaining 163 units will be priced at market rate sales prices). The residential tower consists of 41 residential floors and 1 commercial floor on the ground floor, with each residential floor housing 1-bedroom and 2-bedroom units. The ground floor houses commercial space facing Keawe Street, lobby, internal recreation space, residential support services, and building support spaces. Tower circulation is served by three elevators.

The parking garage houses 395 managed parking stalls (of which 38 are tandem rear stalls), loading spaces, bicycle parking, building utility spaces, commercial space facing Halekauwila Street, and an approximately 13,381 square foot recreation deck on the roof of the top floor. Resident access between parking garage floors and the residential tower will be provided by bridges connecting the upper floors of the garage to corresponding elevator lobbies in the residential tower.

The Project will be located within the Mauka Area of the Kakaako Community Development District, which was designated by the Hawaii Legislature in 1976 to be under the jurisdiction of the Hawaii Community Development Authority (HCDA). The Project site is at 615 Keawe Street and 690 Halekauwila Street.

The Project is moving forward on a critical timeline to obtain 201H approval, in order to advance toward building permit approval and to close on construction financing.

The project unit mix by AMI category, unit sizes and targeted affordability are proposed as shown in the table below. Pricing for the market units are pending construction pricing information and market conditions.

AMI	Units	Unit Type	Units	Sales Price*	SF	Unit Type	Units	Sales Price*	SF
80% and below	33	1BR	32	\$322,100	500-573	2BR	1	\$362,500	763
80%-100%	33	1BR	26	\$402,600	514-566	2BR	7	\$453,100	762-763
100%-120%	50	1BR	41	\$483,100	514-565	2BR	9	\$543,700	752-778
120%-140%	49	1BR	32	\$563,600	514-565	2BR	17	\$634,300	752-778
<b>Totals</b>	<b>Units</b>	<b>Unit Type</b>	<b>Units</b>	<b>Sales Price*</b>	<b>SF</b>	<b>Unit Type</b>	<b>Units</b>	<b>Sales Price*</b>	<b>SF</b>
Total Affordable	165	1BR	131	\$322,100-\$563,600	500-573	2BR	34	\$362,500-\$634,300	752-778
Total Market	163	1BR	0	N/A	N/A	2BR	163	Market pricing	762-811
Total Units	328	1BR	131	See above	500-573	2BR	197	See above	752-811
				*2018 HHFDC Honolulu County Affordable Sales Price Guidelines.				*2018 HHFDC Honolulu County Affordable Sales Price Guidelines.	

## PUBLIC REVIEW

### Environmental Assessment

A Final Environmental Assessment (FEA) for the Project was prepared in accordance with Chapter 343, HRS. A Finding of No Significant Impact (FONSI) was issued by the HHFDC November 27, 2018, and notice of the FEA and FONSI was published on December 8, 2018 in the Environmental Notice by the Office of Environmental Quality Control. The conclusion of the FEA is that the development of the Project will not have any significant adverse effect on the environment.

### Ala Moana/Kakaako Neighborhood Board #11

The Project was presented to the Neighborhood Board and members of the public at the January 23, 2018 meeting. The Board took no action on the Project.

## PROPOSED EXEMPTIONS PURSUANT TO HRS §201H-38

On February 26, 2018, the Developer submitted an application to the HHFDC requesting exemptions from statutes, ordinances, and rules for the Project, pursuant to Section 201H-38, HRS. The requested exemptions fall into the following categories:

1. Exemptions from HCDA requirements; and
2. Exemptions from City and County of Honolulu (City) requirements, including deferral of certain fees.

The Project information, including the list of proposed exemptions and deferrals, were distributed to State and County agencies, organizations, area representatives and individuals as part of the environmental review process. The HHFDC Board of Directors approved the Project with the proposed exemptions on February 14, 2019. As indicated in the enclosed HHFDC Board approval, none of the exemptions affect health and safety.

The HHFDC requests approval of the exemptions for the Project pursuant to Section 201H-38, HRS.

## SUMMARY

Please find enclosed the following for your information and consideration:

1. For Action approved by the HHFDC Board of Directors on February 14, 2019;
2. Plans and Outline Specifications for the Project; and
3. Draft Resolution

Honorable Ann Kobayashi, Chair Honolulu City Council  
February 19, 2019  
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Thank you for your favorable consideration of this matter. Should there be any questions or comments, please contact Henry Chang, Ililani, LLC Project Manager at (808) 277-1412, or Genoa Ward, HHFDC Project Manager at (808) 587-0546.

Sincerely,



Craig K. Hirai  
Executive Director

Enclosures

Cc: Honorable Kymberly Marcos Pine  
Chair, Zoning and Housing Committee (w/enclosures)

Ililani, LLC (letter only)

**FOR ACTION**

**I. REQUEST:**

Approve: (1) the Certification of Ililani, LLC or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) the Project Proposal Including Exemptions from Statutes, Ordinances and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes; and (3) Execution of Development Documents for Approved Exemptions for the Ililani Project Located in Kakaako, Oahu, TMK Nos.: (1) 2-1-051:011 and 012

**II. FACTS**

Project:	Ililani
Applicant:	Ililani, LLC
Location:	615 Keawe Street and 690 Halekauwila Street, Honolulu, Hawaii 96813
TMK:	(1) 2-1-051:011 and 012
Land Area:	33,736 sq. ft. or 0.77 acre
Land Tenure:	Fee Ownership
Fee Owner:	KAM Development LLC
Option Agreement:	Ililani, LLC has an Option to purchase the fee simple property (Option Agreement Extension expires on February 28, 2019)
Zoning:	Kakaako Community Development District - Mauka Area
HHFDC Involvement:	201H Exemptions
Type:	Family For Sale Project
No. of Units:	131 1-Bedroom Units (585 avg. sq. ft.) <u>197</u> 2-Bedroom Units (846 avg. sq. ft.) 328 Units Total
	One 42-story (41-stories of residential units with retail space on the ground floor) concrete and glass residential tower with two passenger elevators, one utility elevator, two stairwells, and an 8-story concrete parking structure with approximately 16,748 sq. ft. of recreation space comprised of approximately 3,367 sq. ft. of internal recreation room space, with an approximately 13,381 sq. ft. recreational deck on the 9 <sup>th</sup> floor (on parking garage roof) fronting Halekauwila Street. There will be approximately 6,297 sq. ft. of ground level street front commercial space. 395 parking stalls (372 residential stalls, 20 commercial stalls, and 3 car share stalls) will be provided, of which 38 are tandem rear stalls.
Affordability Restrictions:	33 Units @ 80% AMI 33 Units @ 100% AMI 50 Units @ 120% AMI <u>49</u> Units @ 140% AMI 165 Total Affordable Units

Proposed AMI, unit count, unit type, and price range:

AMI	Units	Unit Type	Units	Sales Price*	SF	Unit Type	Units	Sales Price*	SF
80% and below	33	1BR	32	\$322,100	500-573	2BR	1	\$362,500	763
80%-100%	33	1BR	26	\$402,600	514-566	2BR	7	\$453,100	762-763
100%-120%	50	1BR	41	\$483,100	514-565	2BR	9	\$543,700	752-778
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Totals	Units	Unit Type	Units	Sales Price*	SF	Unit Type	Units	Sales Price*	SF
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Total Units	328	1BR	131	See above	500-573	2BR	197	See above	752-811
				*2018 HHFDC Honolulu County Affordable Sales Price Guidelines.				*2018 HHFDC Honolulu County Affordable Sales Price Guidelines.	

Developer: Ililani, LLC  
Developer Contact: Kenneth Kai Chang, Manager  
Hui O Ka La LLC (Managing Member)  
1860 Ala Moana Blvd. #1000  
Honolulu, HI 96815  
(818) 642-8850  
[kennethkaichang@yahoo.com](mailto:kennethkaichang@yahoo.com);  
  
Henry Chang, Project Manager  
[Changh11@yahoo.com](mailto:Changh11@yahoo.com)  
808-277-1412

- A. Ililani is a proposed 42-story, approximately 367 feet in height concrete and glass residential tower with approximately 6,297 sq. ft. of ground level street front commercial space, a lobby, approximately 3,367 sq. ft. of internal recreation room space, and a separate 8-story concrete parking structure with an approximately 13,381 sq. ft. recreational deck on the roof of the parking garage (9<sup>th</sup> floor) fronting Halekauwila Street ("Project"). The Project consists of 328 units (50% plus 1 or 165 units, will be priced to comply with HHFDC affordable sales price guidelines and the remaining 163 units will be priced at market sales prices). Each unit will have a lanai ranging in size from approximately 25-78 sq. ft. The Project will provide bike parking and 395 managed parking stalls of which 38 are tandem rear stalls on approximately 33,736 square feet of land located at 615 Keawe Street and 690 Halekauwila Street, Kakaako, Oahu, Hawaii, TMK (1) 2-1-051:011 and 012, as shown on the attached Exhibit A ("Property").

The affordable target market for the Project is 33 units at 80% and below the U.S. Department of Housing and Urban Development Area Median Income ("AMI"),  
For Action – February 14, 2019 Page 2 of 10

33 units between 80% and 100% the AMI, 50 units between 100% and 120% the AMI, and 49 units between 120% and 140% the AMI. Building plans, elevations and outline specifications are shown on the attached Exhibit B.

- B. The Property is located in the Kakaako Community Development District and is subject to the Hawaii Community Development Authority ("HCDA") Mauka Area Rules.
- C. Ililani, LLC ("Developer") is a single-asset, real estate holding company, specifically established to develop, own, and operate the Project. The Managing Member of the Developer is Hui O Ka La LLC which also owns a 25% membership interest in the Developer. Kenneth Kai Chang owns a 100% membership interest in the Managing Member. Ililani Capital, LLC owns a 75% membership interest in the Developer. Exhibit C shows the organizational structure of the Developer.

Kenneth Kai Chang is the founder and owner of Kai Associates, Inc., a thirty-five year old real estate development firm in Southern California, developing property for its own account and for the account of affiliated Asian investment groups. The firm specializes in the development of master-planned communities, including vertical construction of estates, multifamily housing, and hotels. Mr. Chang has developed over 400 for-sale market-rate single-family and/or condominium housing units as a project partner or project manager in California, Hawaii, and Iran. Currently Mr. Chang has over 100 single-family market-rate for-sale units under development at two projects in Hidden Hills and Temecula, California and 230 condominium market-rate for-sale units under development in Deer Valley, Utah. Mr. Chang also served as a project manager on various hotel developments around the world and as project manager for airport construction projects at the Honolulu International and Kahului airports. The proposed Ililani Project is Mr. Chang's first development in Hawaii and Mr. Chang's first affordable housing project. However, Mr. Chang served as project manager for the 22-story 43-unit Punahou Regency condominium project in Honolulu. Exhibit D shows the Developer's development experience.

- D. The Property improvements consist of a one-story structure (a small portion which is two-stories) that covers both Keawe Street and Halekauwila Street parcels and a paved loading dock and parking areas fronting Halekauwila Street. The Property is currently vacant and was last utilized as a food pantry that was occupied by Feeding Hawaii Together on the Keawe Street parcel and as a produce facility occupied by Wong's Produce on the Halekauwila Street parcel. A Phase I Environmental Site Assessment (ESA) prepared by Masa Fujioka & Associates, dated October 2016, did not identify any Recognized Environmental Conditions (REC), Historical Recognized Environmental Conditions (HRECS), or Controlled Recognized Environmental Conditions (CRECS) associated with the subject Property.

Subsequent to the Phase 1 Environmental Site Assessment, two underground storage tanks were discovered by project archeologists. An environmental consultant (Masa Fujioka & Associates) was contracted by the applicant and instructed to remove the subject tanks to allow the archeologists to continue their work. No holes or leaks were found in the tanks. However, the presence of lead was found in the soils in the vicinity of the tanks during standard required soil testing. These findings were documented in a January 15, 2018 UST closure report. Pursuant to the findings of this UST closure report, Masa Fujioka and Associates was tasked with the preparation of an Environmental Hazard

Evaluation and Environmental Hazard Management Plan (“EHE/EHMP”), dated July 10, 2018.

Upon the identification of lead in on-site soils, a release was reported to the Department of Health (“DOH”) Soil and Hazardous Waste Branch (“SHWB”) and assigned the Facility ID 9-103972 and Release ID 180013. Based on the results of the soil sampling, SHWB requested that groundwater sampling and analysis occur in compliance with HAR Title 11, Chapter-281, Subchapter 7 (Release Response Action). An EHE/EHMP was submitted to and approved by the DOH SHWB for the proposed project. The EHMP is site-specific and addresses the lead contamination hazard during future demolition and construction activities. The EHE addresses health impacts to humans and the hazards to the environment. The EHE/EHMP specifically addresses potential lead contamination, along with hazards and precautions across the subject site and adjacent properties associated with the development of the proposed project.

In a letter dated August 31, 2018, the DOH concurred with the findings of the subject EHE/EHMP that leaching, direct exposure, and sub-slab soil vapor are not potential hazards at the project site due to the lack of petroleum hydrocarbons in soil and groundwater and the absence of dissolved lead in groundwater samples from nearby monitoring wells. Soil samples indicated lead contamination. This is a direct exposure hazard if soil is excavated and exposed. The EHMP will be implemented in the event of soil excavation at the site. Worker safety and precautions are recommended by DOH for the areas of known lead concentrations in the subsurface soils. On August 31, 2018, the DOH issued a “No Further Work” determination for the 2,500-gallon and 550-gallon UST system removals.

- E. The Developer made a presentation of the Project to the Ala Moana-Kakaako Neighborhood Board No. 11 on January 23, 2018, at which no action was taken by the Neighborhood Board.
- F. On February 26, 2018, Developer submitted a request to HHFDC for approvals from certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, HRS (Application). A final application was received on January 22, 2019.
- G. A Finding of No Significant Impact (FONSI) for the Project was published by the Office of Environmental Quality Control in the December 8, 2018 edition of “The Environmental Notice”.

### III. DISCUSSION

- A. The proposed estimated total Project budget is approximately \$149,250,000 as follows:

Budget/Cost Item	Interim	%	\$ Per Sq. Ft.
Land w/Extension Fees and Preconstruction	\$8,819,000	5.9	29.7
Construction	\$104,872,329	70.3	353.3
Soft Costs	\$16,986,488	11.4	57.2
Financing Costs	\$8,282,173	5.5	27.9
Developer Fee	\$4,600,000	3.1	15.5
Contingency	\$5,690,010	3.8	19.2
Total	\$149,250,000	100	502.8



B. The proposed financing structure is as follows:

Source	Interim	Permanent
Sponsor Equity	\$ 22,250,000	
Senior Debt- Financial Institution	91,250,000	
Mezzanine Debt	21,000,000	
Homebuyer Deposits	11,000,000	
Deferred Developer Fee	3,750,000	
Gross Sales Revenue		207,402,200
Total	\$149,250,000	

- C. The Project is under the zoning jurisdiction of HCDA; therefore, HHFDC did not require the applicant to obtain a letter from the City and County of Honolulu (City) denying the Project for processing under the City’s zoning exemption process.
- D. The exemption request was forwarded to the agencies, representatives and organizations listed on the attached Exhibit E for review and comment as a combined Draft Environmental Assessment/201H document. Review parties were given 30 days to provide comments.
- E. Under Section 201H-38 HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, the HHFDC may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of, housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon; provided that:
1. The corporation finds the housing project is consistent with the purpose and intent of this chapter, and meets minimum requirements of health and safety;
  2. The development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under chapter 54;
  3. The legislative body of the county in which the housing project is to be situated shall have approved the project with or without modifications:
    - a. The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the legislative body;
    - b. No action shall be prosecuted or maintained against any county, its officials, or employees on account of actions taken by them in reviewing, approving, modifying, or disapproving the plans and specifications; and

- c. The final plans and specifications for the project shall be deemed approved by the legislative body if the final plans and specifications do not substantially deviate from the preliminary plans and specifications. The final plans and specifications for the project shall constitute the zoning, building, construction, and subdivision standards for that project.
- 4. The land use commission shall approve, approve with modification, or disapprove a boundary change within forty-five days after the corporation has submitted a petition to the commission as provided in section 205-4, HRS. If, on the forty-sixth day, the petition is not disapproved, it shall be deemed approved by the commission.

For the purposes of this section, “government assistance program” means a housing program qualified by the corporation and administered or operated by the corporation or the United States or any of their political subdivisions, agencies, or instrumentalities, corporate or otherwise.

- F. The Project is within the Mauka Area of the Kakaako Community Development District bounded by Piikoi Street, Ala Moana Boulevard, Punchbowl Street and King Street which was designated by the Hawaii Legislature in 1976 to be under the planning jurisdiction of the HCDA. See Chapter 206E, HRS.
- G. Certain development requirements applicable to projects within the Kakaako Community Development District are also under the jurisdiction of the City, e.g., subdivision approval and building permits.
- H. This For Action seeks HHFDC Board of Directors approval of exemptions from statutes, ordinances and rules pursuant to Section 201H-38, HRS, for the Project for the following:
  - 1. Exemption from the requirements of the HCDA as described on the attached Exhibit F; and
  - 2. Exemption from the requirements of the City as described on the attached Exhibit G.
- I. A summary of the exemptions and deferrals requested, applicable agency comments, Developer response and recommended action are listed in the attached Exhibits F and G. None of the exemptions recommended for approval affect health and safety, nor contravenes any safety standards, tariffs, or rates and fees approved by the public utilities commission. Agency comments and Developer responses specific to the requested exemptions are as follows:
  - 1. The City and County Department of Planning and Permitting (DPP), letter dated November 2, 2018 (Exhibit H);
  - 2. The Board of Water Supply (BWS), letters dated June 4, 2018, July 9, 2018, and emails dated October 15, 2018 (Exhibit I);
  - 3. HCDA letters dated June 14, 2018 and October 23, 2018 (Exhibit J); and
  - 4. The City and County of Honolulu Department of Environmental Services letter dated November 7, 2018 (Exhibit K).

J. A Declaration of Land Use Restrictive Covenants (“Restrictions”) as required by HHFDC shall be placed upon the fee simple interest of the Project to include: AMI income and sales limits, purchase, 10-year buy back period, and shared appreciation equity restrictions. The Developer has indicated that the Developer will not be submitting for General Excise Tax (GET) exemption on the construction costs.

K. The Developer’s estimated schedule for the Project is as follows:

HHFDC Approval of 201H Exemptions	February 2019
Council Approval of 201H Exemptions	April 2019
Projected Building Permit Date	April 2019
Closing of Construction Financing	May 2019
Construction Start	May 2019
Completion of Construction	March 2021

L. Section 15-307-24(b), HAR, provides that the HHFDC Board may certify that the applicant is an eligible developer for the purposes of development of housing projects approved by the corporation under Chapter 201H, HRS, if the Board finds that the applicant:

1. Has demonstrated compliance with all laws, ordinances, rules and other governmental requirements that the applicant is required to meet;
2. Has the necessary experience;
3. Has adequate and sufficient financial resources and support and has secured or has demonstrated the ability to secure a performance or payment bond, or other surety to develop housing projects of the size and type which the applicant proposes to develop; and
4. Has met all other requirements that the corporation determines to be appropriate and reasonable.

M. Proposed members of the Developer’s team include:

1. Developer – Ililani, LLC
2. Development Consultant – Earl Matsukawa, Wilson Okamoto Corporation
3. Architect – Carol S. Sakata, CDS International
4. General Contractor – Andrew Holt, Hawaiian Dredging
5. Management Agent – Kevin Agena, Hawaiian Properties, Ltd.
6. Legal Counsel – William Yuen, Dentons
7. Certified Public Accountant- Joan Manning, JEM Financial Group
8. Operations Manager- Aaron Lee, Ililani, LLC

N. The Developer provided a letter from Seamount Insurance, Inc., dated September 25, 2018, indicating that Seamount Insurance, Inc. is authorized to issue surety bonds in the State of Hawaii and has provided surety credit in the past to the proposed general contractor, Hawaiian Dredging Construction Company, Inc., for single projects in excess of \$375 million and that said sureties would provide a performance and/or payment bond for construction of the Project upon satisfaction of their underwriting criteria prior to construction.

O. A market study prepared by Ricky Cassidy, dated February 7, 2018, concluded that the residential real estate market is midway up its cycle, with shrinking supply of listings and no abatement of demand. Furthermore, relative to demand,

driven by job creation and population growth, the supply side of the market will fall short of fulfilling current pent-up housing need; especially for families making 100% AMI and below. Ultimately, there will be ample demand for the units at all income levels of this project.

- P. Upon approval by the HHFDC Board of Directors, the HHFDC will enter into an agreement with the Eligible Developer pursuant to section 15-307-29, HAR. The agreement is subject to modification, and will include the following applicable terms, conditions, and covenants:
1. Purpose of the agreement, which shall include the development of lower cost housing;
  2. At least 50% plus 1 unit of the total units (165 units) shall be affordable to families at 140% and below the U.S. Department of Housing and Urban Development Area Median Income (AMI), of which at least 10.1% of the total units (33 units) shall be 80% AMI and below, 10.1% of the total units (33 units) shall be between 80% and 100% AMI, 15.2% of the total units (50 units) shall be between 100% and 120% AMI, and 14.9% of the total units (49) units shall be between 120% and 140% AMI.
  3. The affordable for-sale units shall be subject to HHFDC's 10-year buy-back and shared appreciation requirements pursuant to Section 201H-47, HRS and Sections 15-307-101 to 131, HAR;
  4. A description of the role and responsibility of the HHFDC, the eligible developer or contractor, and other parties to the agreement;
  5. Project concept and cost;
  6. Time required to complete the Project;
  7. Delivery of dwelling units;
  8. Sales prices or rents of dwelling units;
  9. Construction agreements (when one of the parties is a contractor);
  10. Insurance and bonding or surety requirements;
  11. Construction management requirements and procedures (including permit registration, document and drawing register, monthly progress reports, and change order management);
  12. Inspection requirements and procedures (including inspection approvals and sign-offs);
  13. Manner in which progress payments are made, if any; and
  14. Such standard clauses that the HHFDC determines to be required including, but not limited to, the following:
    - a. Indemnity;
    - b. Severability;
    - c. Termination; and
    - d. Assignability.

- Q. Sale of the affordable units will be subject to HHFDC's purchase, buyback, and shared appreciation equity program restrictions.
- R. HHFDC finds the following:
1. That the Project primarily or exclusively includes housing units affordable to households with incomes at or below 140% of the median family income;
  2. That the Developer is an Eligible Developer pursuant to Section 15-307-24, HAR;
  3. That the Developer's proposal and Application for exemptions from statutes, ordinances and rules meet minimum proposal requirements pursuant to Section 15-307-26, HAR;
  4. That the Project and proposed exemptions as recommended for approval in Exhibits F and G are consistent with the purpose and intent of Chapter 201H, HRS, and meets minimum requirements of health and safety; and
  5. That the exemptions recommended for approval do not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or the various boards of water supply authorized under Chapter 43, HRS.

#### IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the Ililani affordable family for-sale housing Project Located at 615 Keawe Street and 690 Halekauwila Street in Kakaako, Oahu, Hawaii, on TMK (1) 2-1-051:011 and 012, substantially as discussed in this For Action:

- A. The certification of Ililani, LLC, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;
- B. Development of the Ililani Project with the proposed exemptions from statutes, ordinances and rules of the City and County of Honolulu and the Hawaii Community Development Authority as recommended for approval herein, pursuant to Section 201H-38, HRS; any and all other laws, statutes, ordinances, codes and rules of the City and County and HCDA shall be adhered to;
- C. Execution of a development agreement and Restrictions for such exemptions as required by the Executive Director;
- D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following:

- E. Approval with or without modification by the Honolulu City Council pursuant to Section 201H-38, HRS;
- F. The Project shall not be sold, transferred, or otherwise used to satisfy the reserved housing or affordable housing requirement for any other project at any other location;

- G. Execution of a development agreement and Restrictions to reflect the requirements of this For Action as acceptable to the Executive Director, including recordation of the Restrictions at the Bureau of Conveyances, within nine (9) calendar months of this For Action, unless otherwise extended at the sole discretion of the Executive Director;
- H. Commencement of construction of the Project by November 1, 2019, unless otherwise extended at the sole discretion of the Executive Director;
- I. Completion of the Project by September 30, 2021, unless otherwise extended at the sole discretion of the Executive Director; and
- J. Compliance with all laws, rules and such other terms and conditions as may be required by the Executive Director,

Attachments: Exhibit A – Location and TMK Maps  
Exhibit B – Building Plans, Elevations, and Outline Specifications  
Exhibit C – Organizational Structure  
Exhibit D – Developer’s Development Experience  
Exhibit E – List of Review Agencies  
Exhibit F – Summary of HCDA Exemptions, Comments and Recommended Actions  
Exhibit G – Summary of City Exemptions, Comments and Recommended Actions  
Exhibit H – DPP Comments  
Exhibit I – BWS Comments  
Exhibit J – HCDA Comments  
Exhibit K – Dept. of Environmental Services Comments

Prepared by: Genoa Ward, Project Manager GW

Reviewed by: Ken Takahashi, Project Manager DN

Reviewed by: Deepak Neupane, Development Branch Chief DN

Approved by The Board of Directors at its meeting  
on FEB 14 2019  
DEVELOPMENT BRANCH  
Please take necessary action.

[Signature]  
EXECUTIVE DIRECTOR



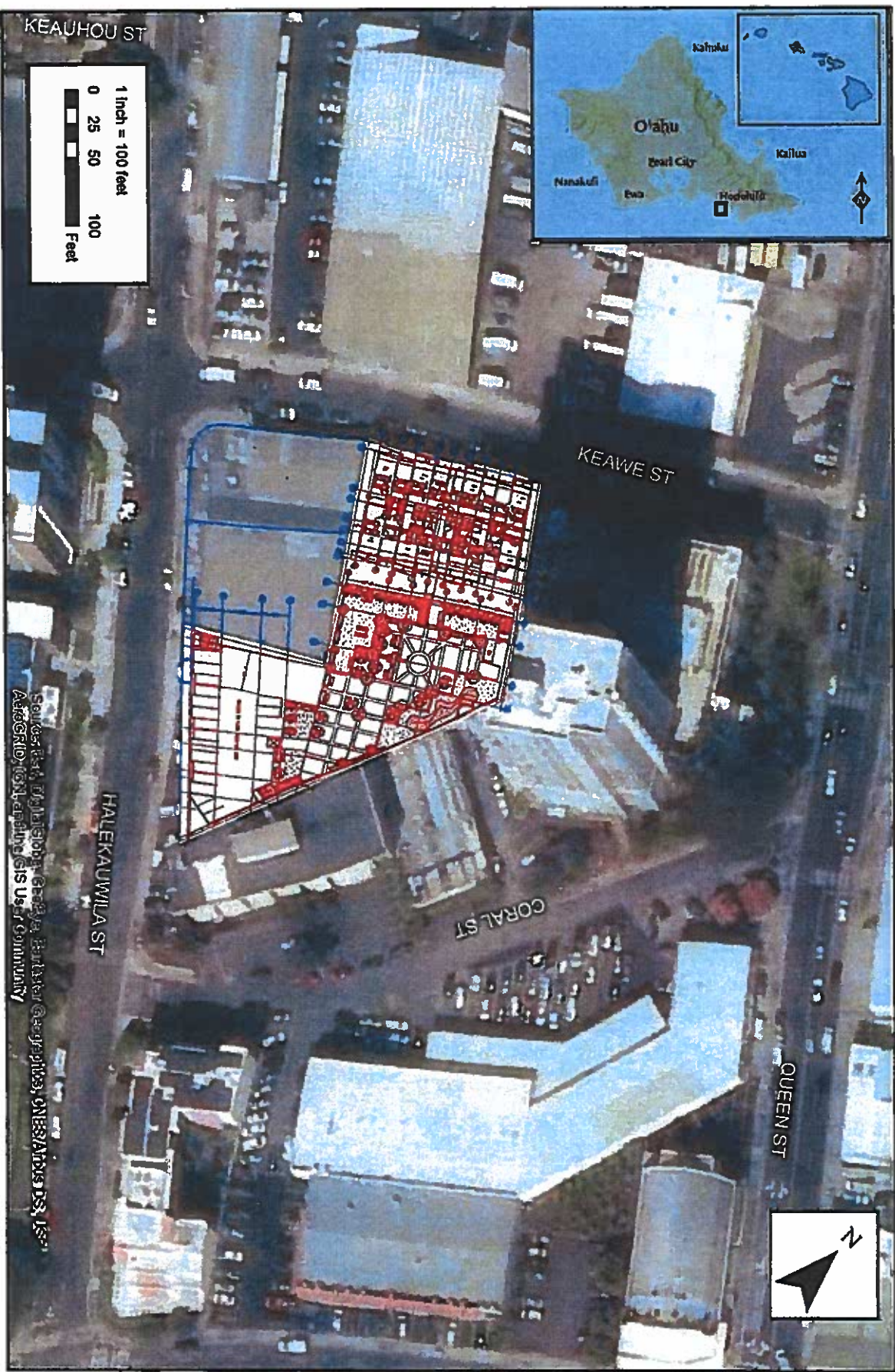


EXHIBIT A

IILANI TOWER

LOCATION MAP

Figure No.

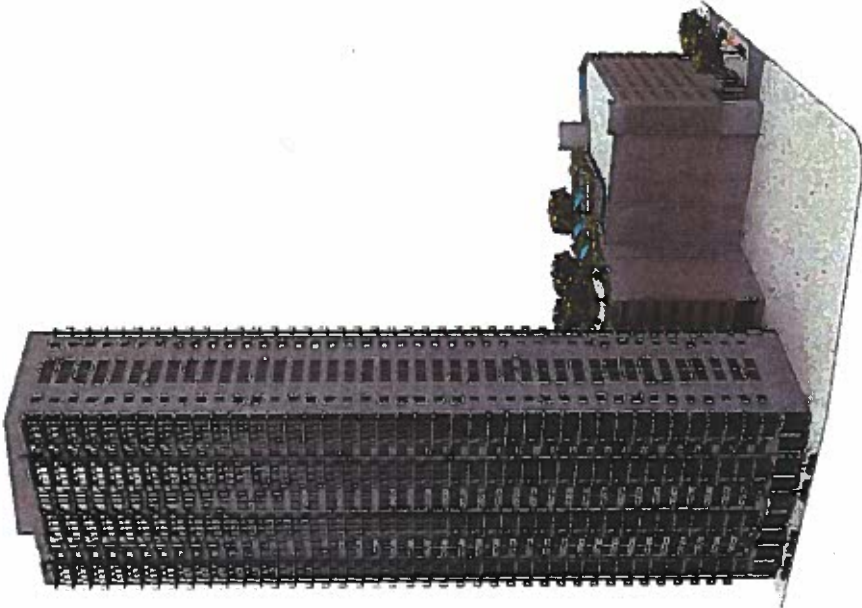
1-1







EXHIBIT B



**ILILANI**  
A WORKFORCE HOUSING PROJECT  
815 KEAWE ST



TMK: 21-1-051: 011	
615 KEAWE STREET	
TMK: 21-1-051: 012	
690 HALEKAUWILA STREET	
372 RESIDENTIAL STALLS	POTENTIAL FOR ADDITIONAL
20 COMMERCIAL STALLS	14 STALL FLEX PARKING
3 CAR SHARE	
395 STALL PARKING GARAGE	
BUILDING FLOOR AREA	
LAND AREA:	33,798 SF
HCDA ALLOWABLE FAR:	3.5
HFDC FAR:	8.8
HFDC FLOOR AREA:	298,876.8 SF
PROPOSED FLOOR AREA:	
GROUND COMMERCIAL -	8,298.8 SF
COMMON -	45,872.7 SF
TOWER RESIDENTIAL -	244,842.8 SF
TOTAL PROPOSED FLOOR AREA:	298,812.3 SF

LENGTH OF TOWER FLOOR PLATE: 107' - 3"  
DIAGONAL DISTANCE OF TOWER FLOOR: 127' - 0"

DESIGN AND GRAPHS SUBJECT TO CHANGE  
PERIOD PLANNING PROCESS AND REVIEW

EXHIBIT B

FLOOR AREA MATRIX

TOWER TAB - REAR DOWN (S.F.)									
FLOOR #	Room No.	Room PTA	UNIT	LAMAI	CIRC	Recreation	COMMERCIAL	5100 FT (elev. 745.00) (unpressured)	5100 FT (elev. 745.00) (unpressured)
ROOF	565.503								
42	254.32		5985	459.8	908.7	-	-	459.7	459.7
41	349.797	8.548	5985	459.8	908.7	-	-	459.7	459.7
40	341.154	8.548	5985	459.8	908.7	-	-	459.7	459.7
39	332.571	8.548	5985	459.8	908.7	-	-	459.7	459.7
38	323.988	8.548	5985	459.8	908.7	-	-	459.7	459.7
37	315.405	8.548	5985	459.8	908.7	-	-	459.7	459.7
36	306.822	8.548	5985	459.8	908.7	-	-	459.7	459.7
35	298.239	8.548	5985	459.8	908.7	-	-	459.7	459.7
34	289.656	8.548	5985	459.8	908.7	-	-	459.7	459.7
33	281.073	8.548	5985	459.8	908.7	-	-	459.7	459.7
32	272.49	8.548	5985	459.8	908.7	-	-	459.7	459.7
31	263.907	8.548	5985	459.8	908.7	-	-	459.7	459.7
30	255.324	8.548	5985	459.8	908.7	-	-	459.7	459.7
29	246.741	8.548	5985	459.8	908.7	-	-	459.7	459.7
28	238.158	8.548	5985	459.8	908.7	-	-	459.7	459.7
27	229.575	8.548	5985	459.8	908.7	-	-	459.7	459.7
26	220.992	8.548	5985	459.8	908.7	-	-	459.7	459.7
25	212.409	8.548	5985	459.8	908.7	-	-	459.7	459.7
24	203.826	8.548	5985	459.8	908.7	-	-	459.7	459.7
23	195.243	8.548	5985	459.8	908.7	-	-	459.7	459.7
22	186.66	8.548	5985	459.8	908.7	-	-	459.7	459.7
21	178.077	8.548	5985	459.8	908.7	-	-	459.7	459.7
20	169.494	8.548	5985	459.8	908.7	-	-	459.7	459.7
19	160.911	8.548	5985	459.8	908.7	-	-	459.7	459.7
18	152.328	8.548	5985	459.8	908.7	-	-	459.7	459.7
17	143.745	8.548	5985	459.8	908.7	-	-	459.7	459.7
16	135.162	8.548	5985	459.8	908.7	-	-	459.7	459.7
15	126.579	8.548	5985	459.8	908.7	-	-	459.7	459.7
14	117.996	8.548	5985	459.8	908.7	-	-	459.7	459.7
13	109.413	8.548	5985	459.8	908.7	-	-	459.7	459.7
12	100.83	8.548	5985	459.8	908.7	-	-	459.7	459.7
11	92.247	8.548	5985	459.8	908.7	-	-	459.7	459.7
10	83.664	8.548	5985	459.8	908.7	-	-	459.7	459.7
9	75.081	8.548	5728.6	489.7	1142.6	-	-	489.7	489.7
8	66.498	8.548	5728.6	489.7	896.9	-	-	489.7	489.7
7	57.915	8.548	5728.6	489.7	896.9	-	-	489.7	489.7
6	49.332	8.548	5728.6	489.7	896.9	-	-	489.7	489.7
5	40.749	8.548	5728.6	489.7	896.9	-	-	489.7	489.7
4	32.166	8.548	5728.6	489.7	896.9	-	-	489.7	489.7
3	23.583	8.548	5728.6	489.7	896.9	-	-	489.7	489.7
2	15	8	5728.6	489.7	896.9	-	-	489.7	489.7
08	0	15	8	4038.1	489.7	-	-	489.7	489.7
SUB			208824.8	19318.6	44818.5	302.5	2511.5	12274.2	12274.2

1 94 floor slab @ 72" x 4" parapet = 76" "Street Front Element"

1 98 floor slab elevation @ 74.5" = 6" parapet = 74.5" "Main Height of Garage"

1 Speed Ramp Included in this number - measure from side boundary built-in, includes parking Outline ONH

COMBINED TOTALS

TOWER GROSS+  
Commercial+2A+2B shafts

FAR

Land Area SF

FAR SF

8.8

35,796

286,812.3

RECREATION

246,642.8

45,872.7

5,558.0

787.8

286,812.3

GAUGE NOTES

1 94 floor slab @ 72" x 4" parapet = 76" "Street Front Element"

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286,812.3

RECREATION

246,642.8

45,872.7

5,558.0

787.8

286,812.3

Floor	Regular Stall Count - Island	C	S	H	Flex Overflow Stalls
GR	25	13	8	4	20,891.9
2A	0	0	0	0	159.8
2B	28	11	14	3	12,343.9
3A + 3B	50	22	26	2	19,929.9
4A + 4B	52	22	28	2	19,929.9
5A + 5B	56	23	31	2	19,929.9
6A + 6B	56	23	31	2	19,929.9
7A + 7B	56	23	31	2	19,929.9
8A + 8B	56	23	31	2	19,929.9
9A	16	13	3	0	7,586.0
9B(REC)	0	0	0	0	13,381.7
TOTAL	395	173	203	19	160,561.0

Total - illant:	995	free-in tandem	HC
Car Share	3	3	0
Commercial	20	15	3
Residential	372	320	35
			17

FREE IN	357	338	19
TANDEM TOTAL	38		103

Residential	372	Total
	328	Assigned
	9	Free 2nd
	35	Tandem 2nd

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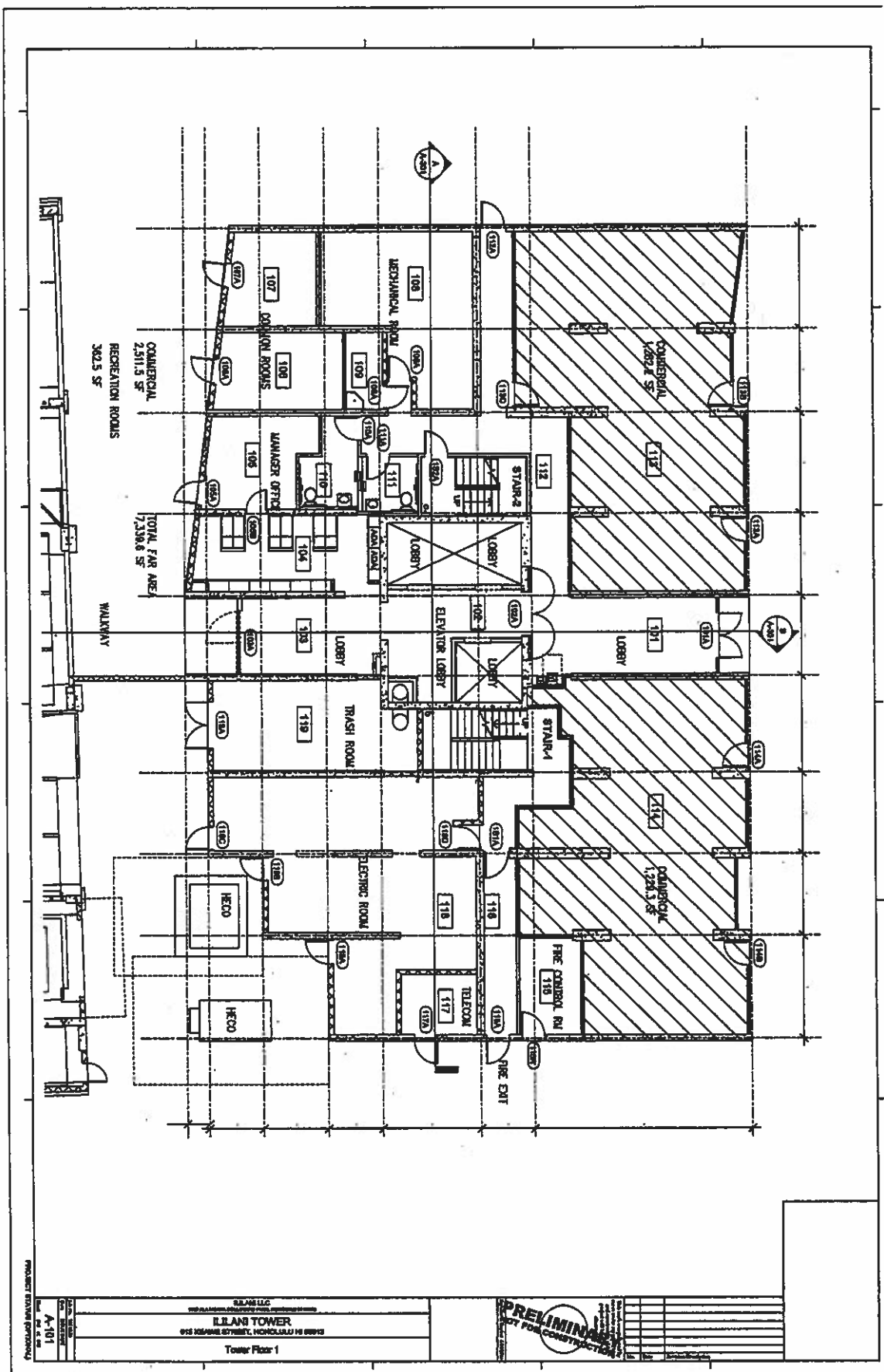


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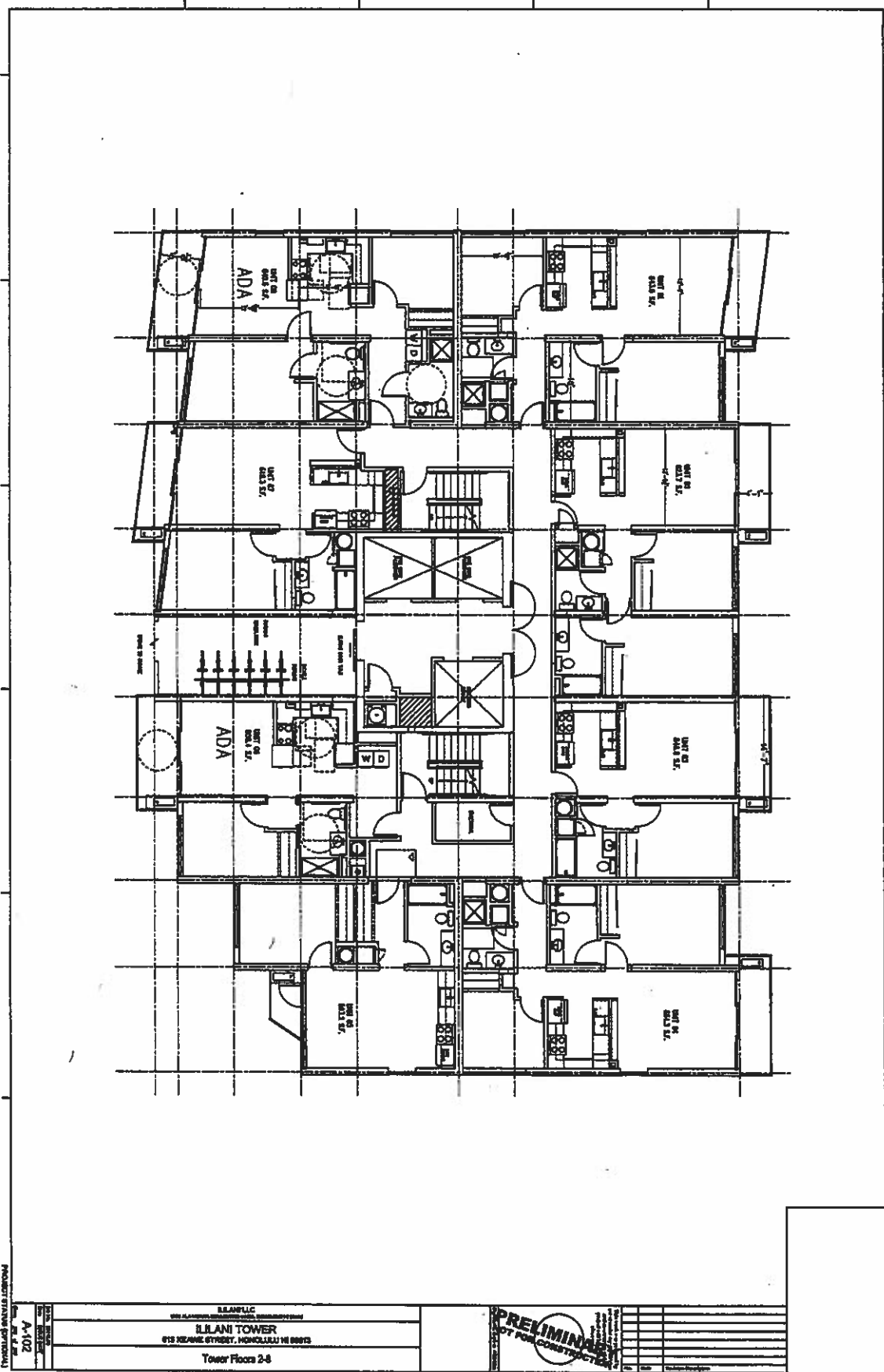
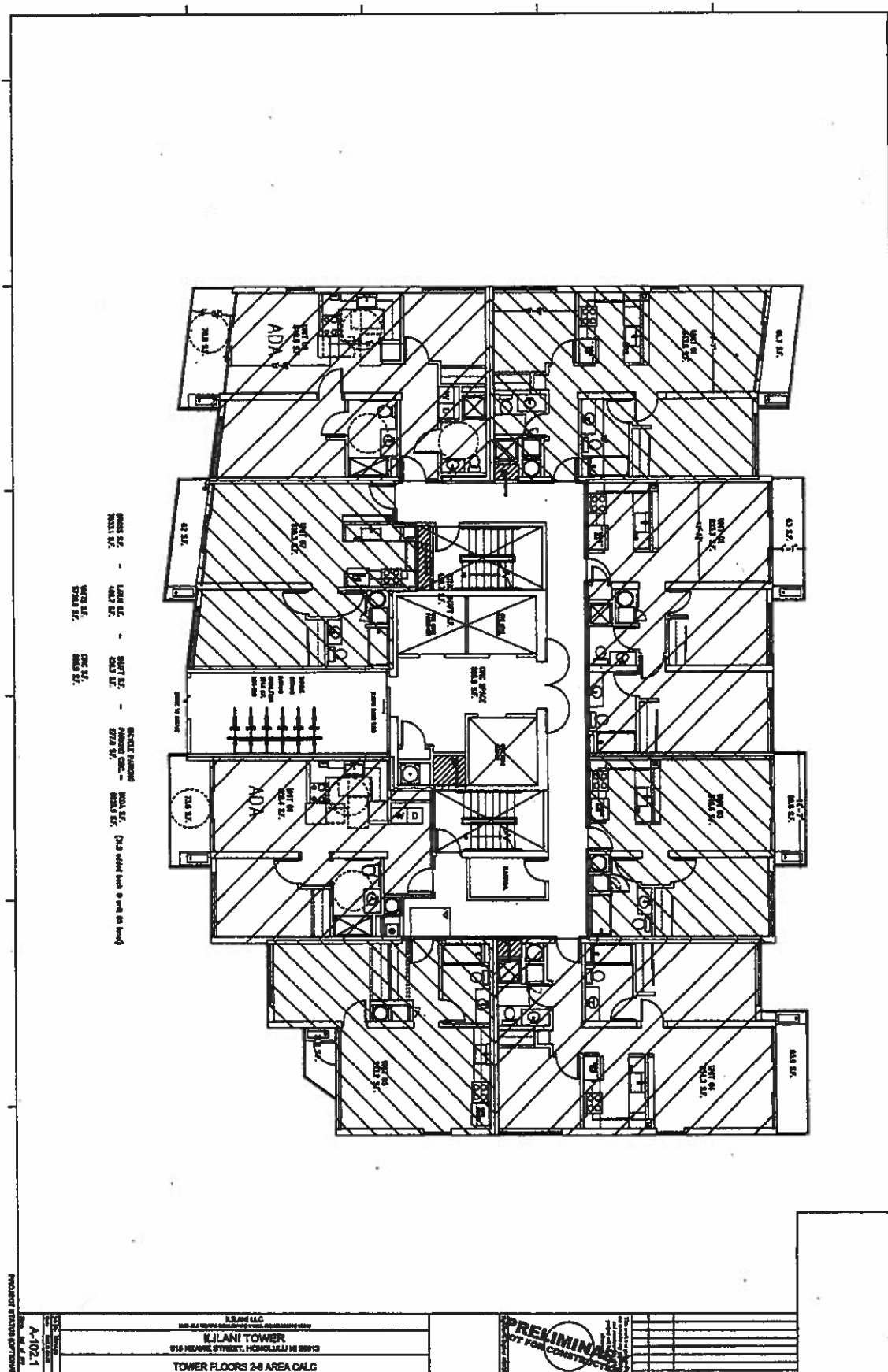


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**EXHIBIT B**







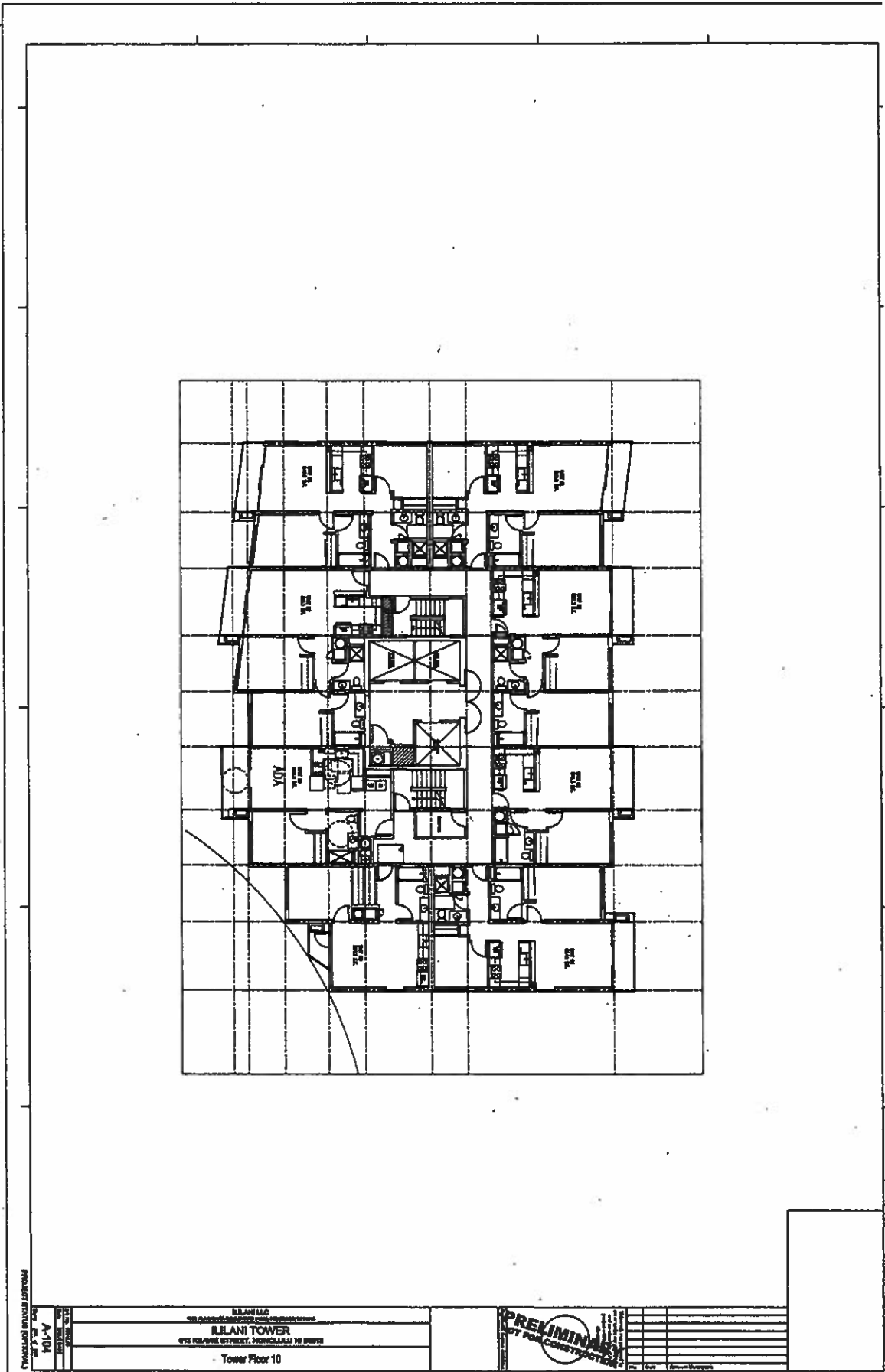


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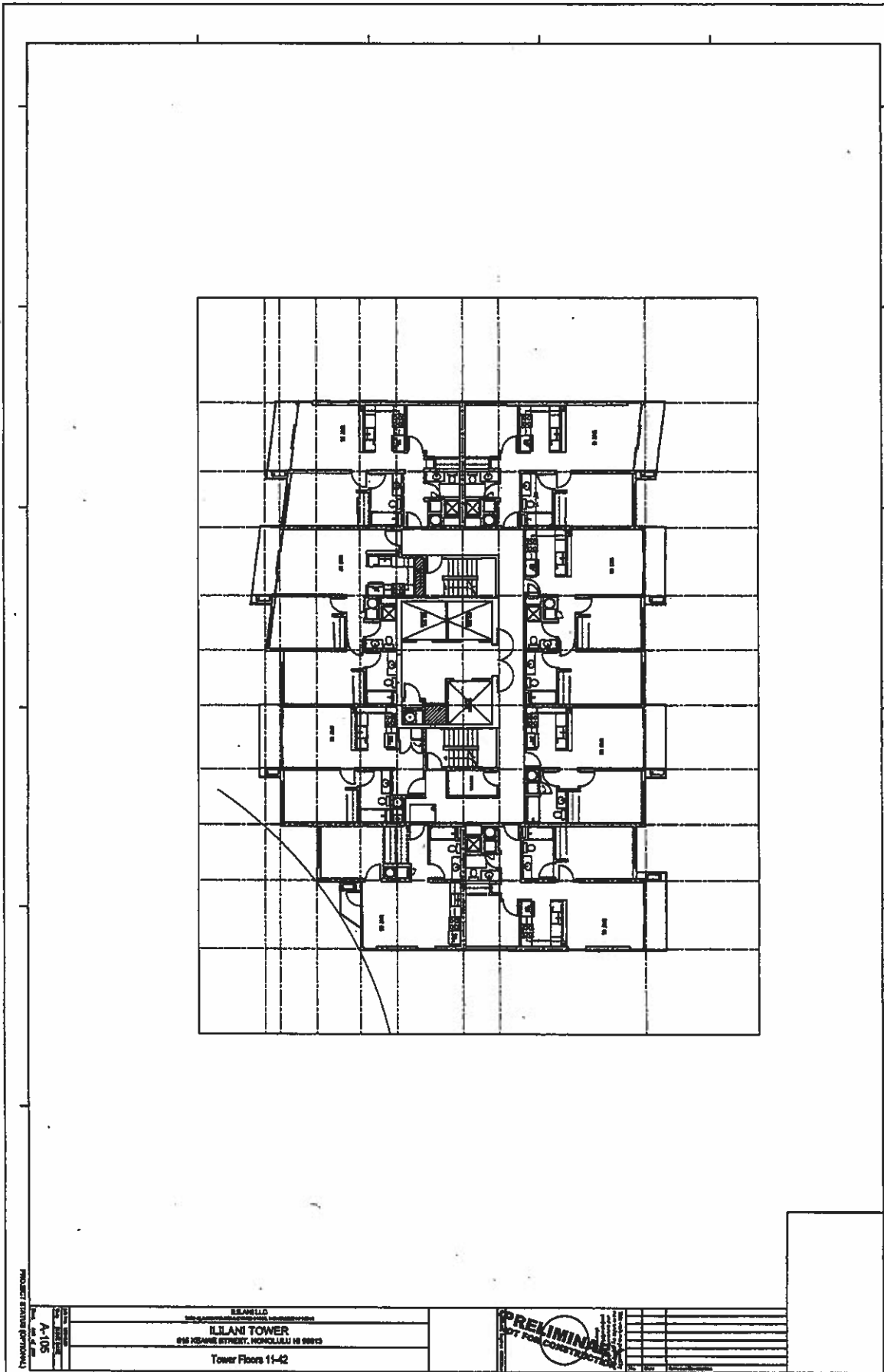


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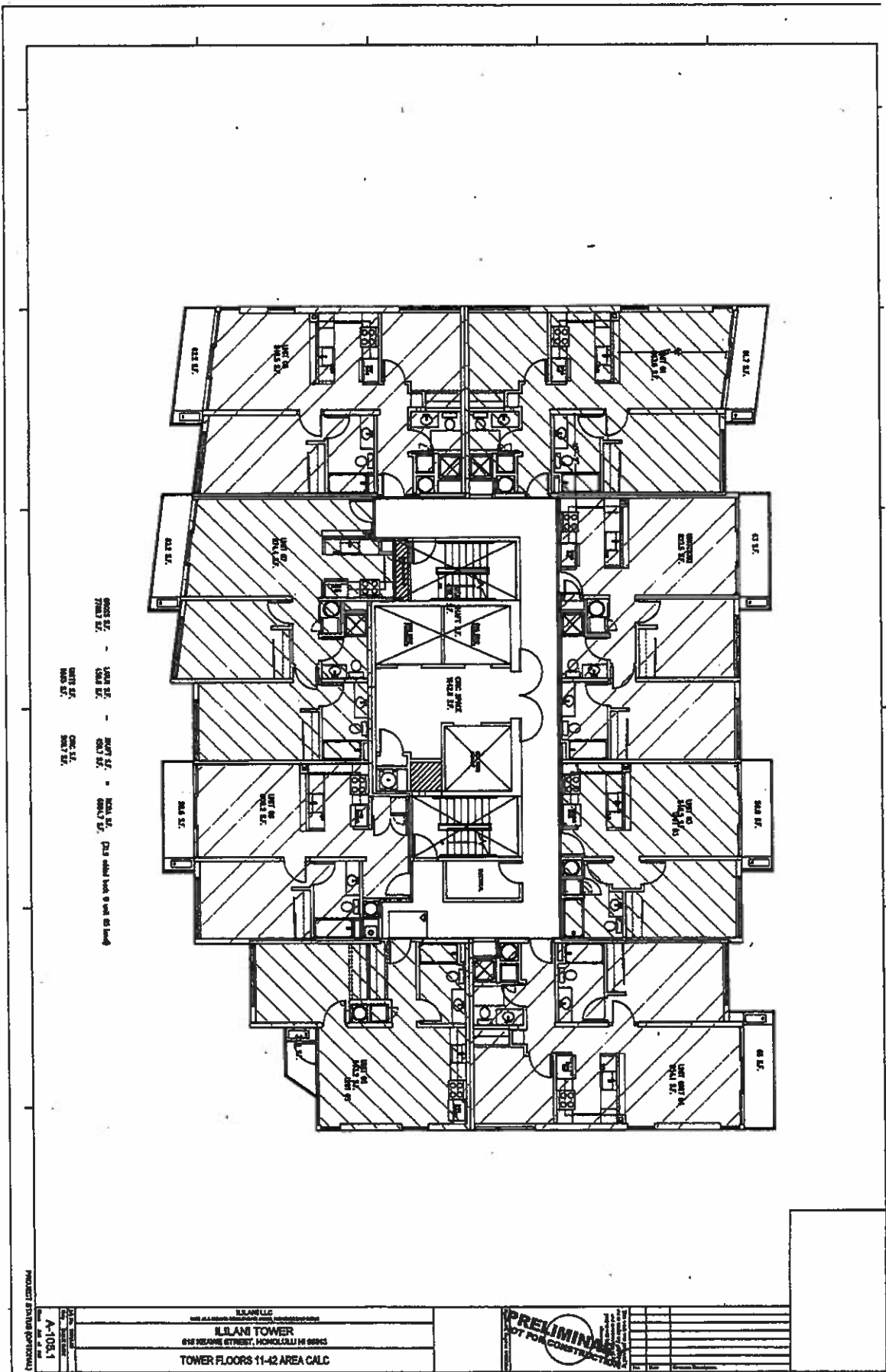


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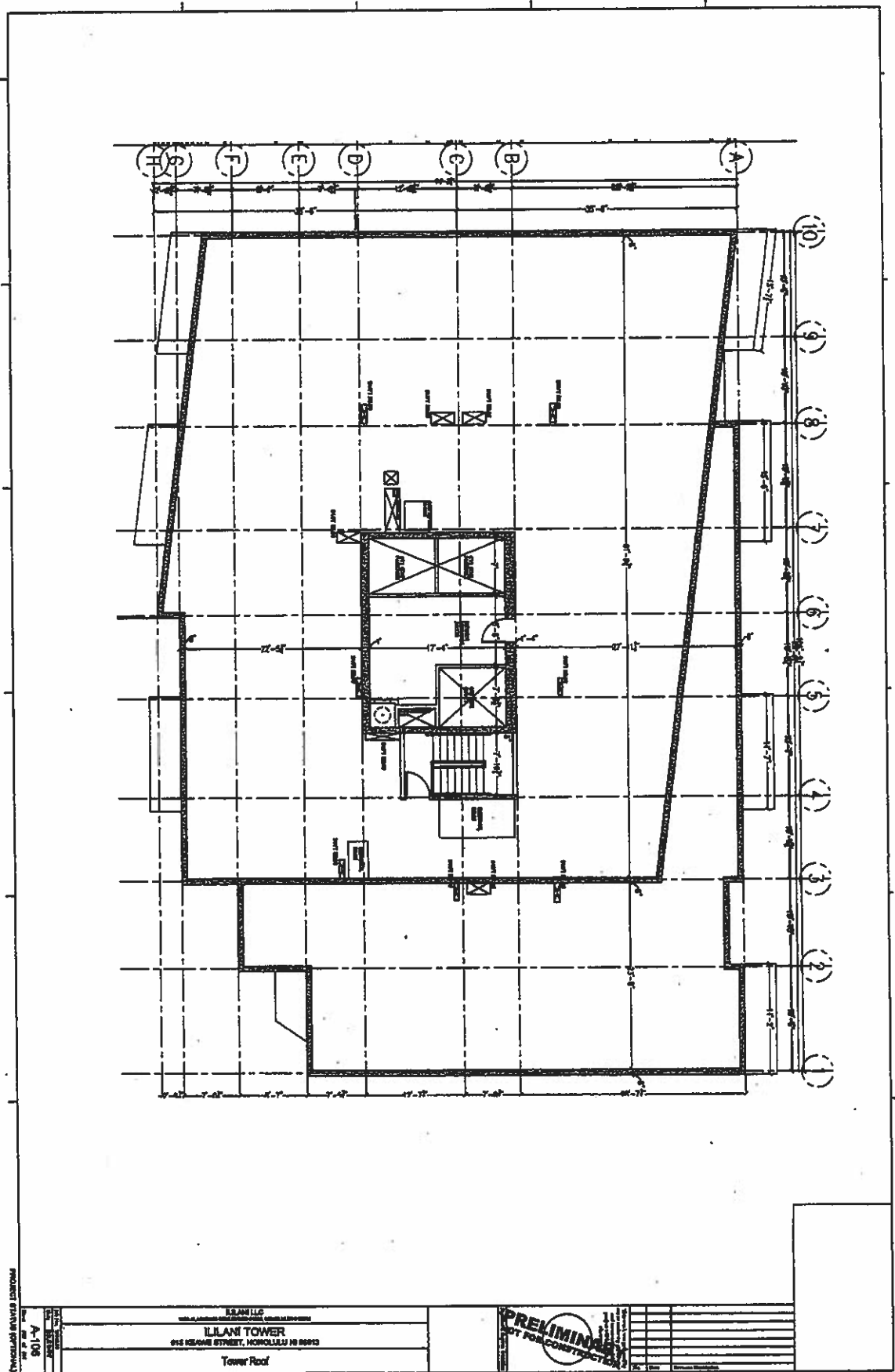


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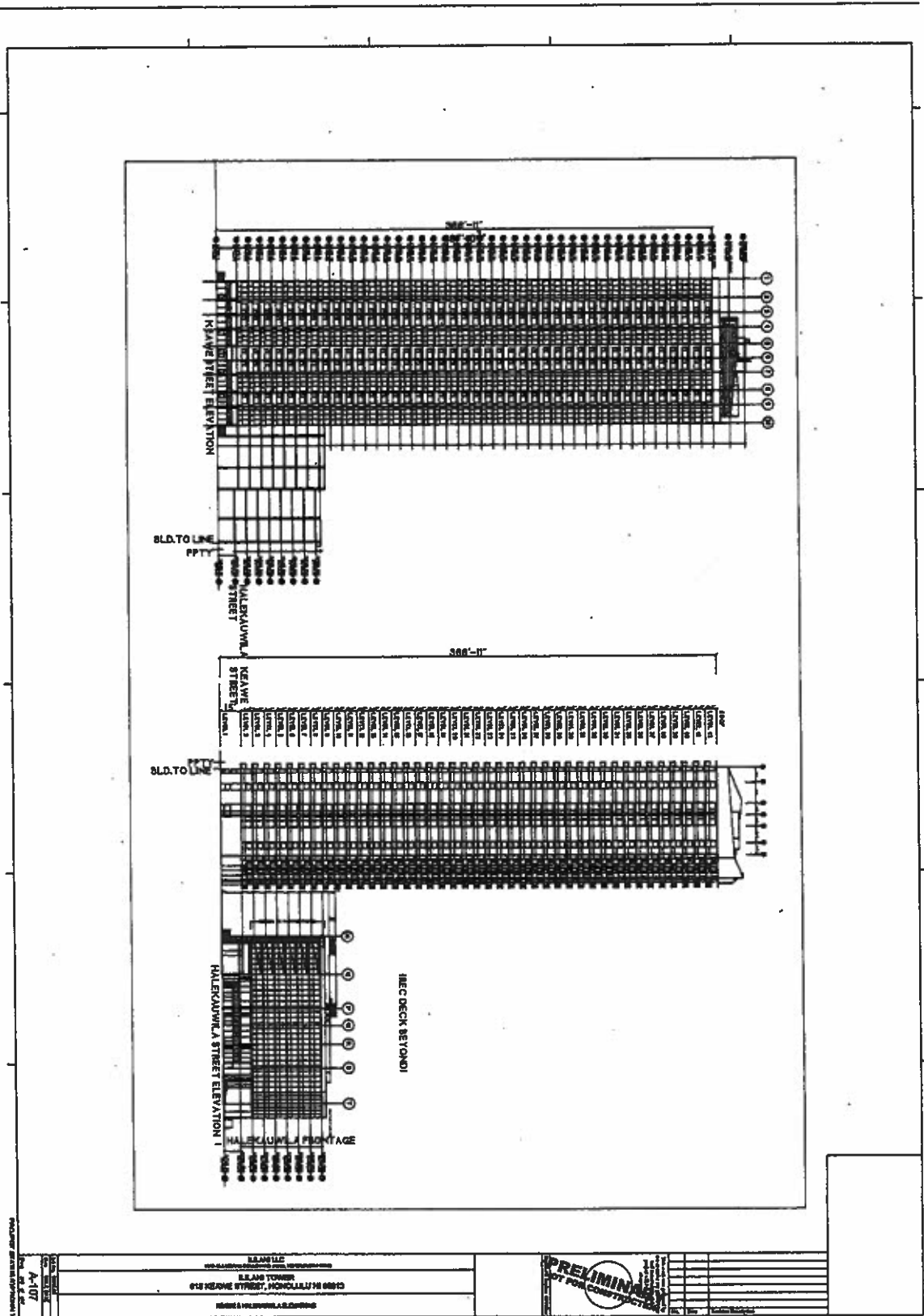


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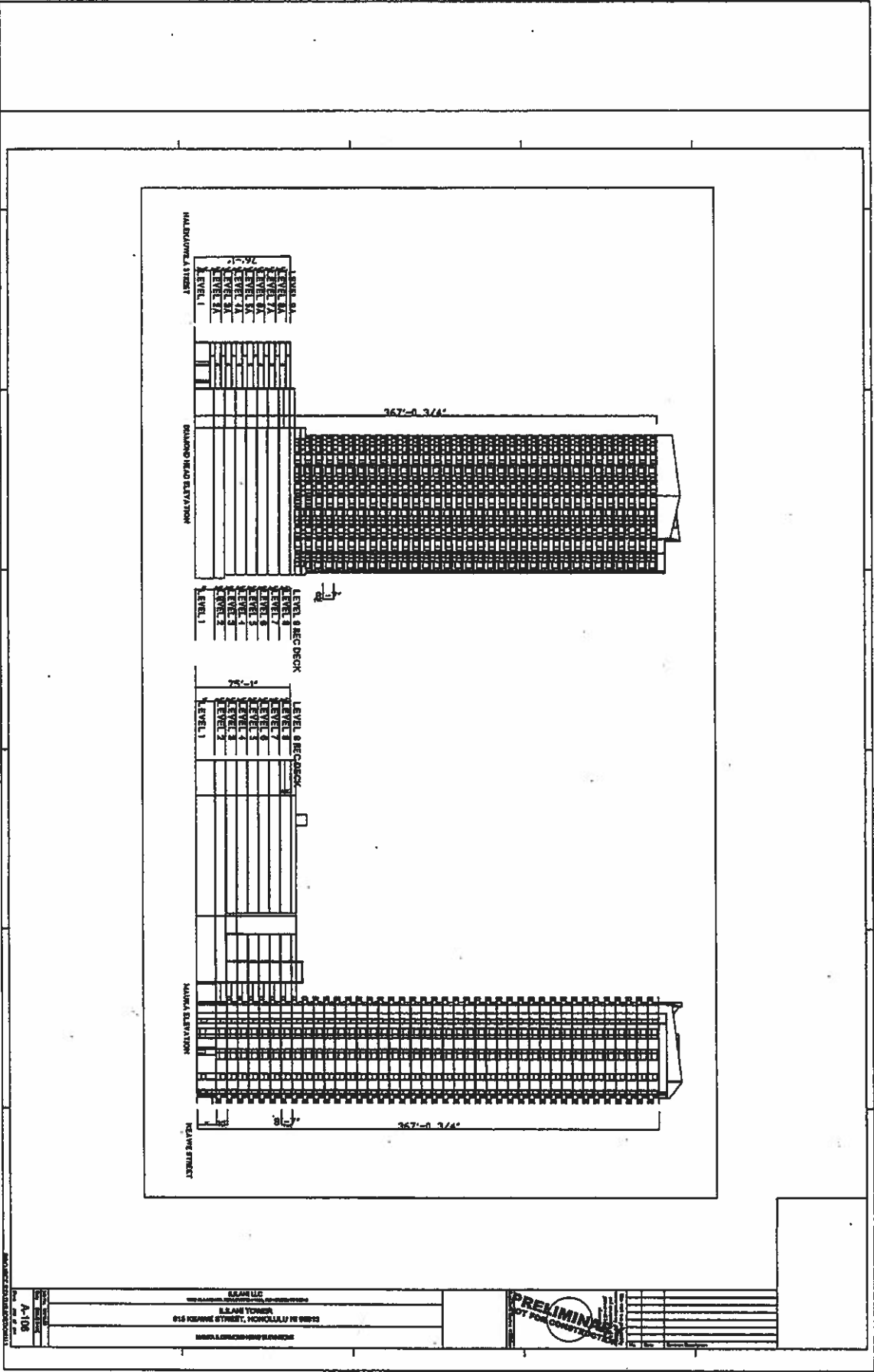


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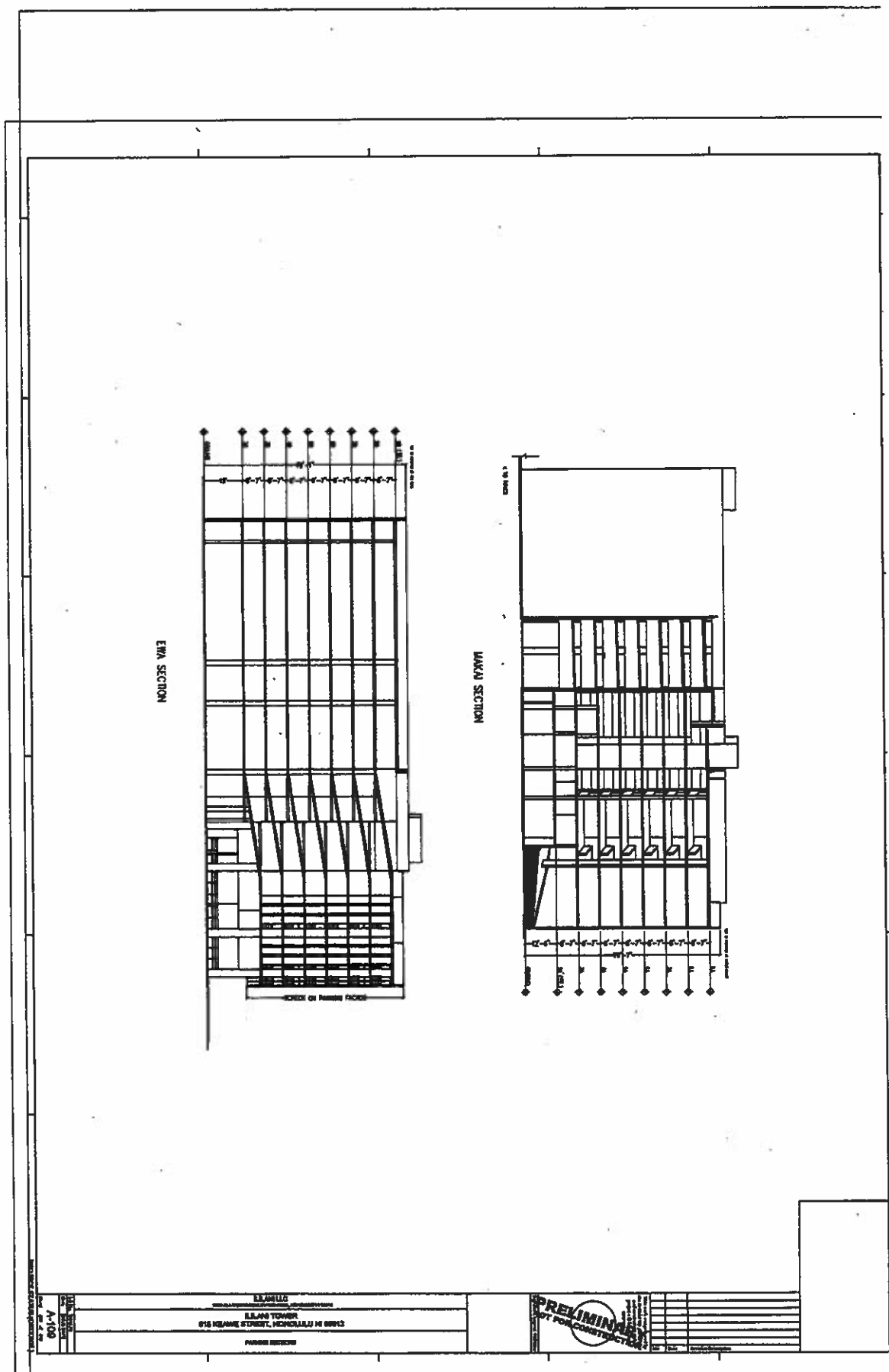


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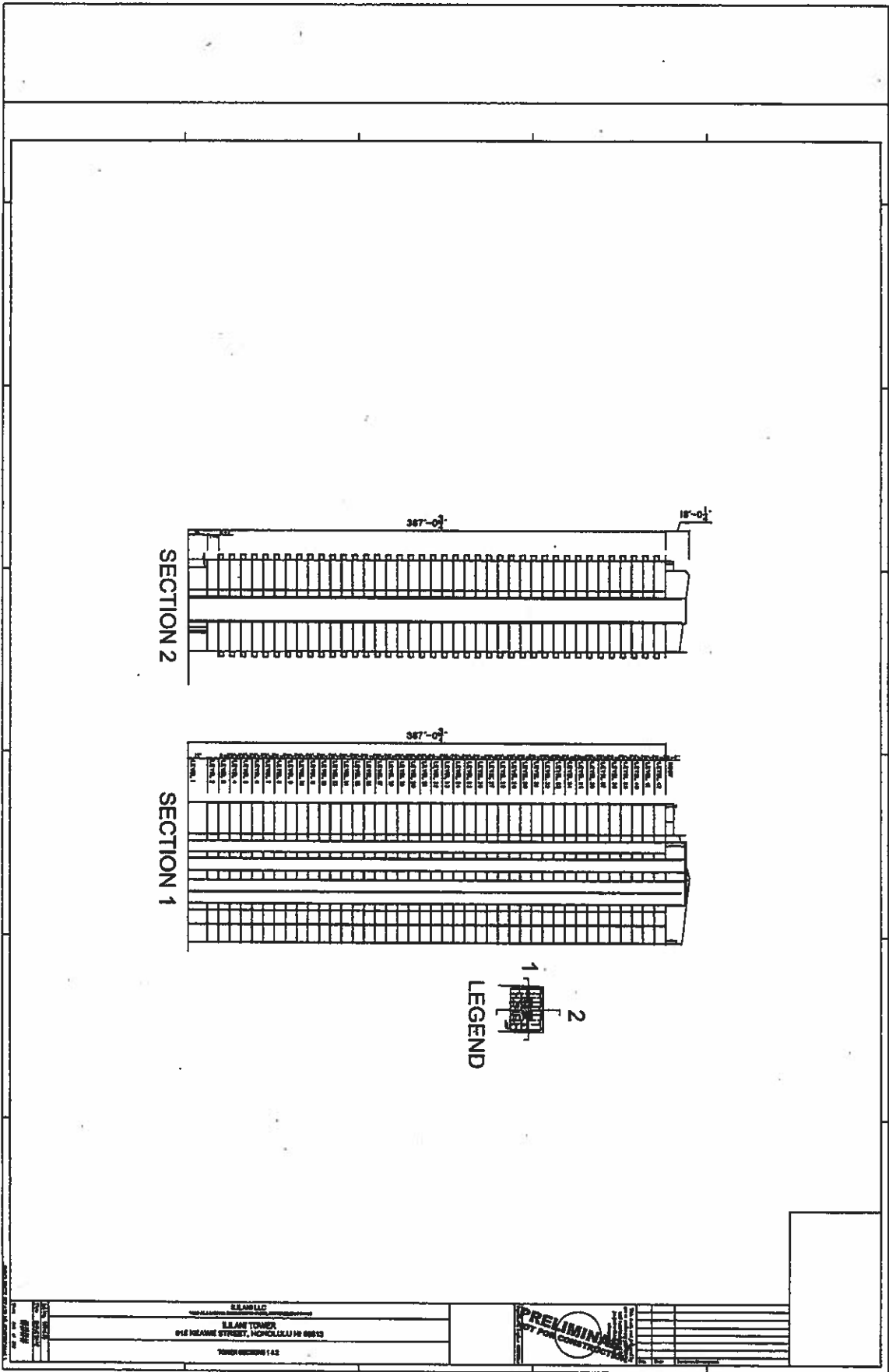


EXHIBIT B



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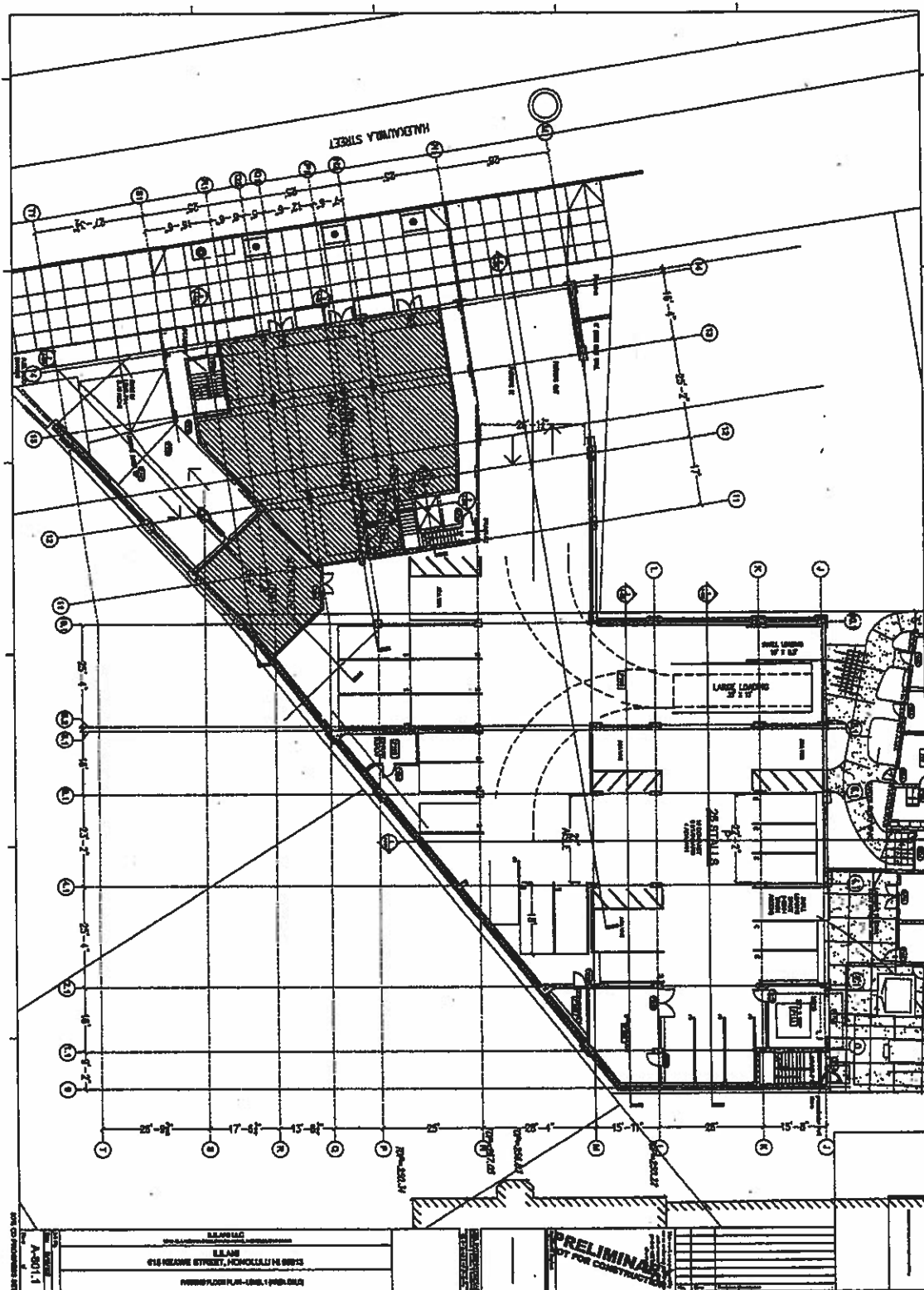


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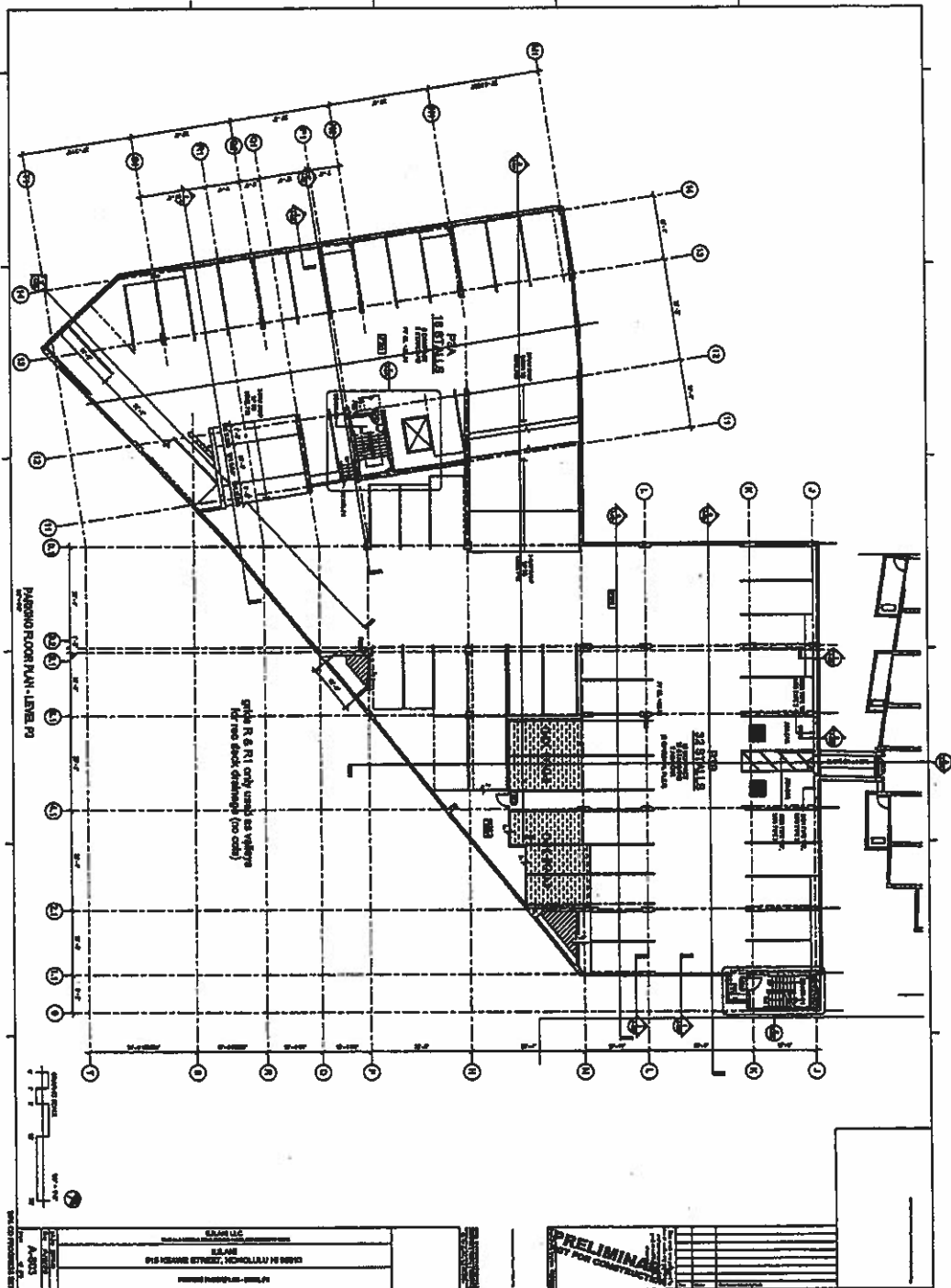
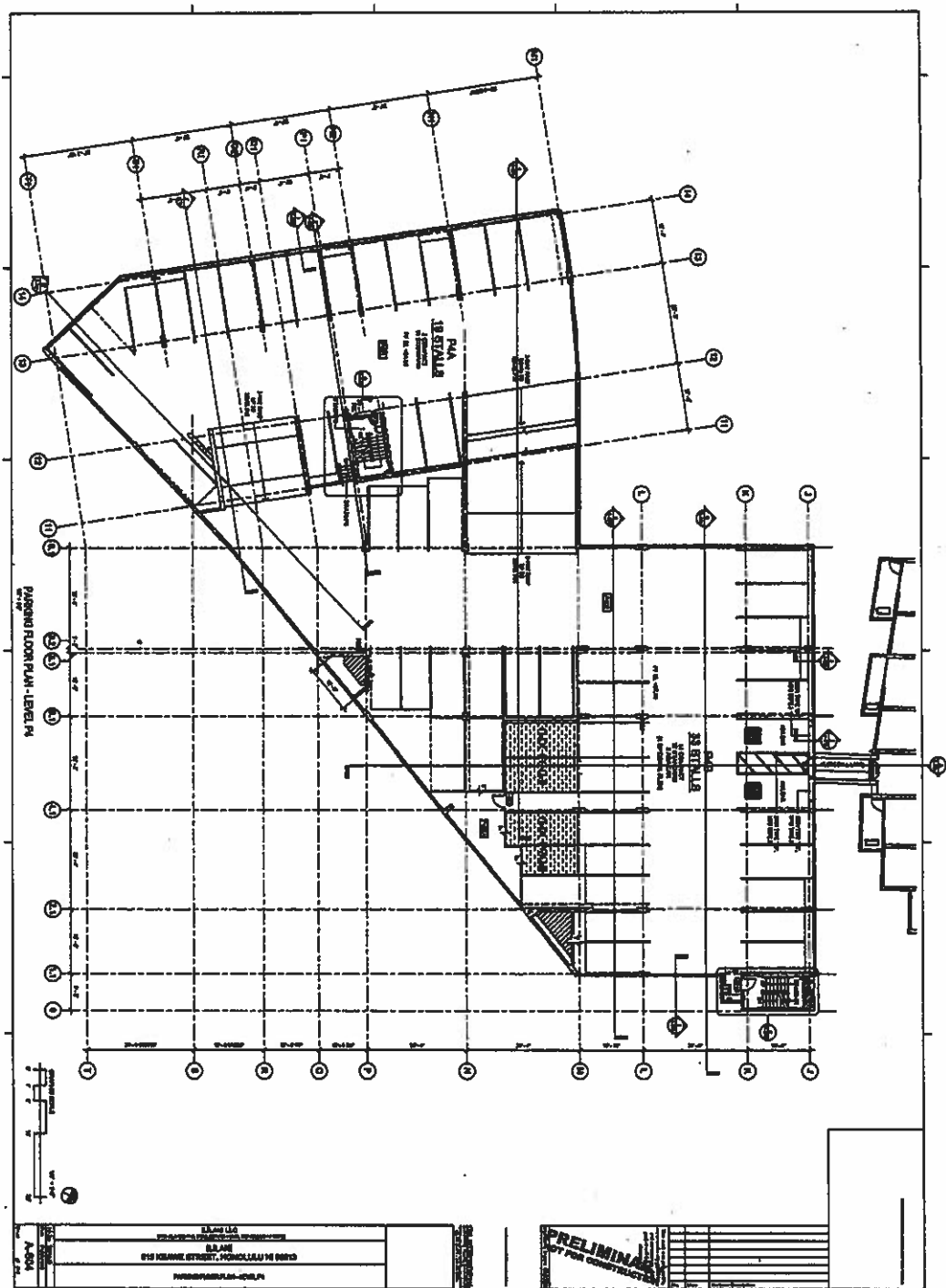
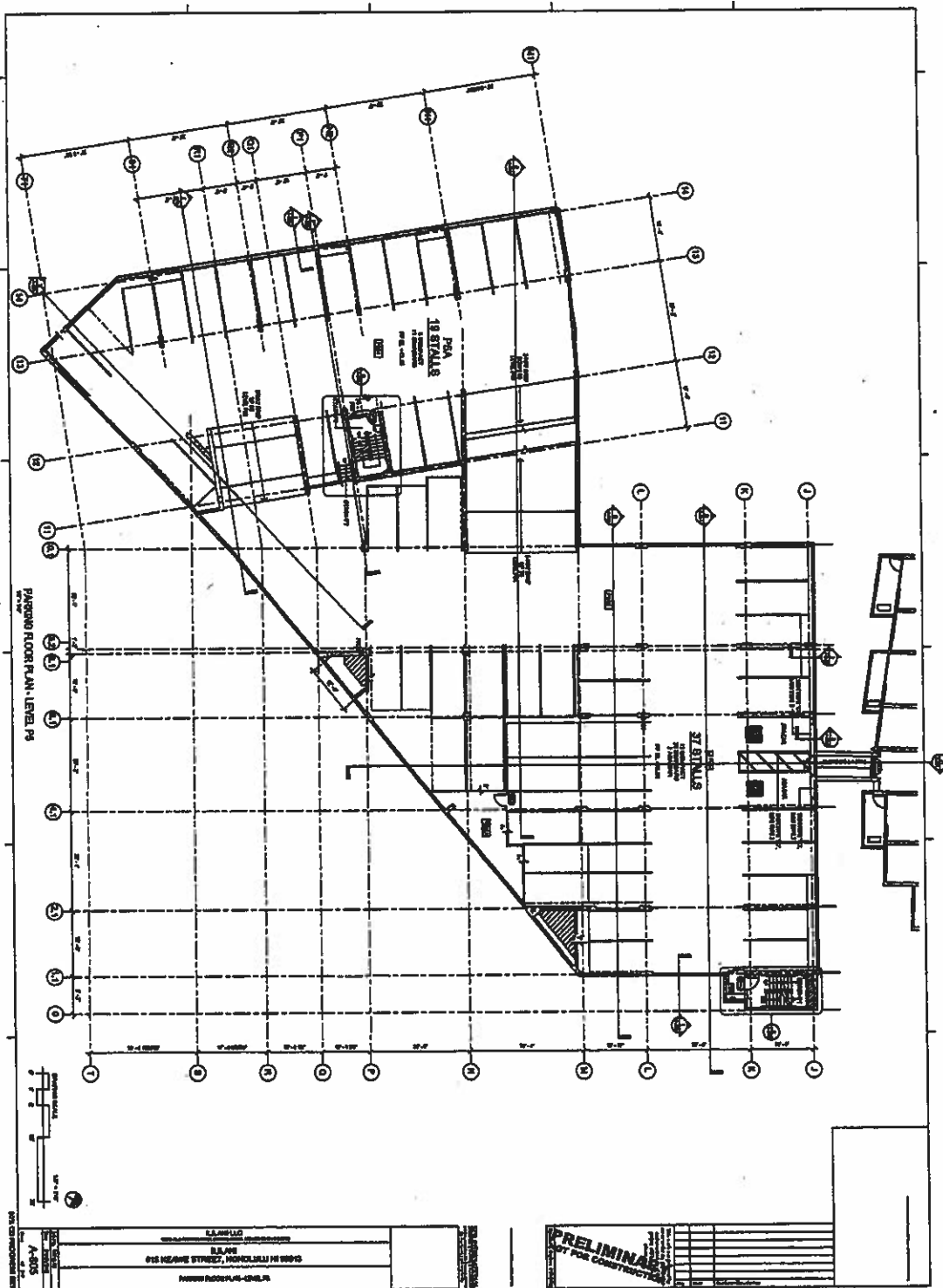


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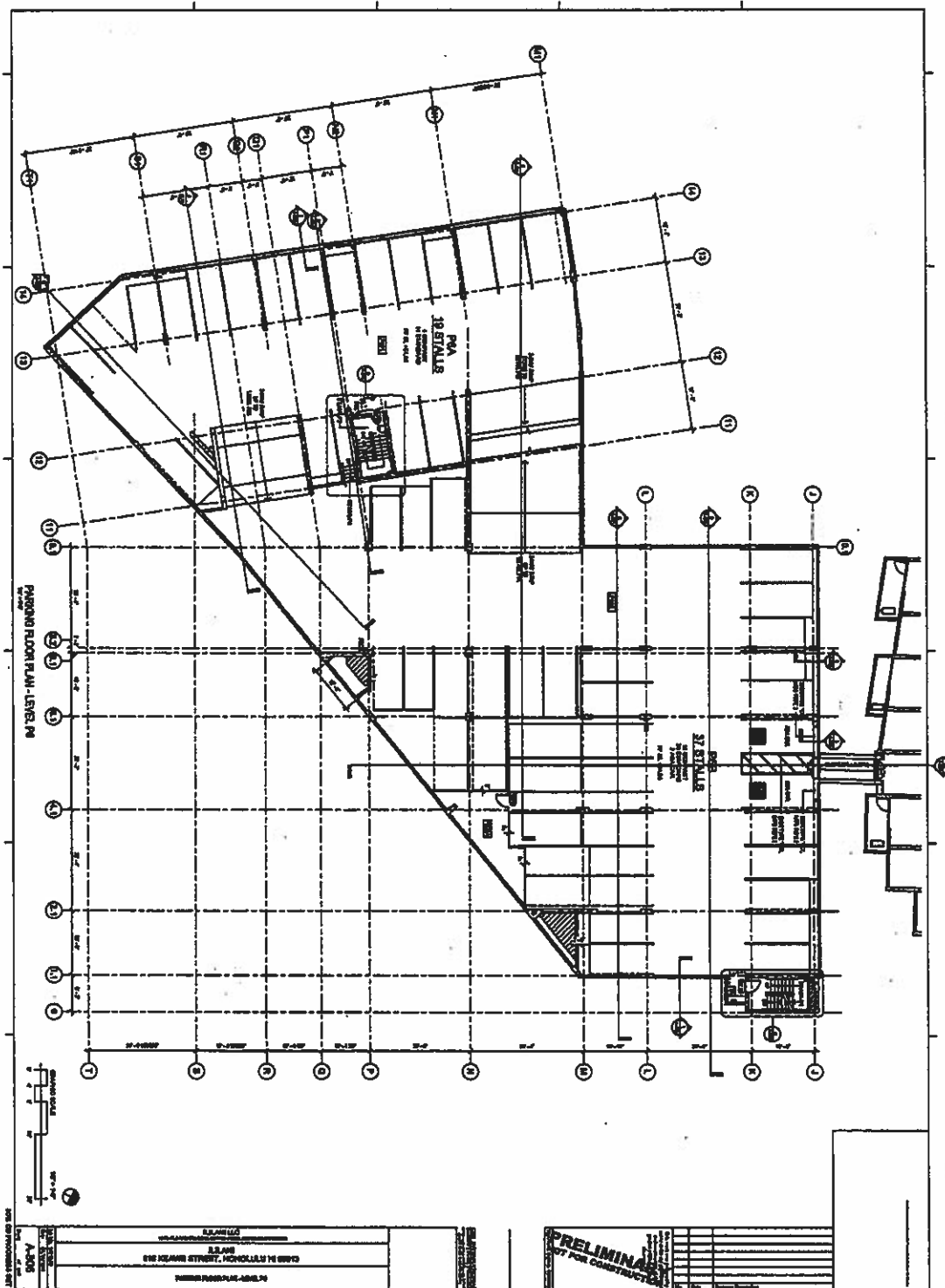




**EXHIBIT B**



**EXHIBIT B**



**EXHIBIT B**

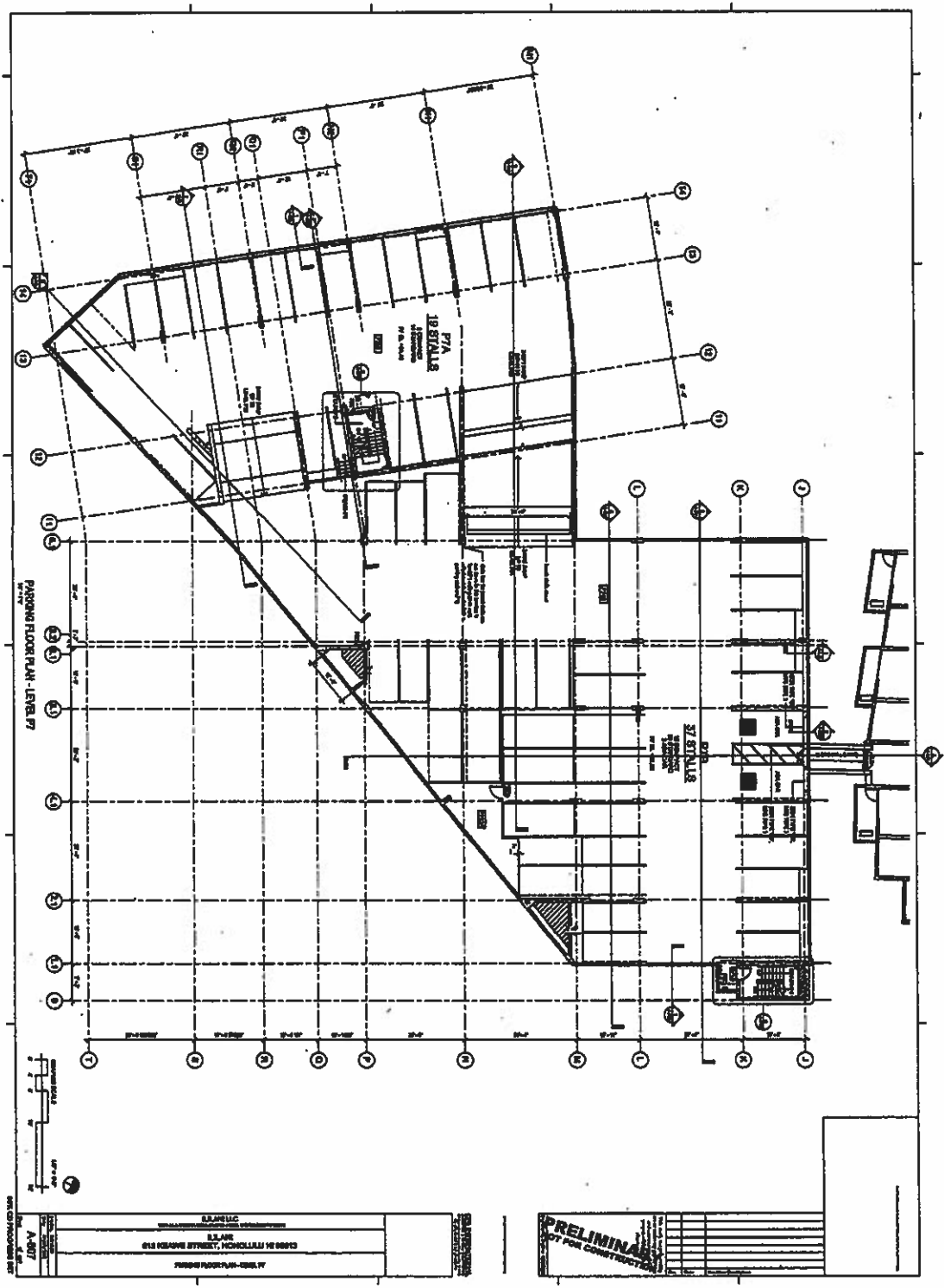


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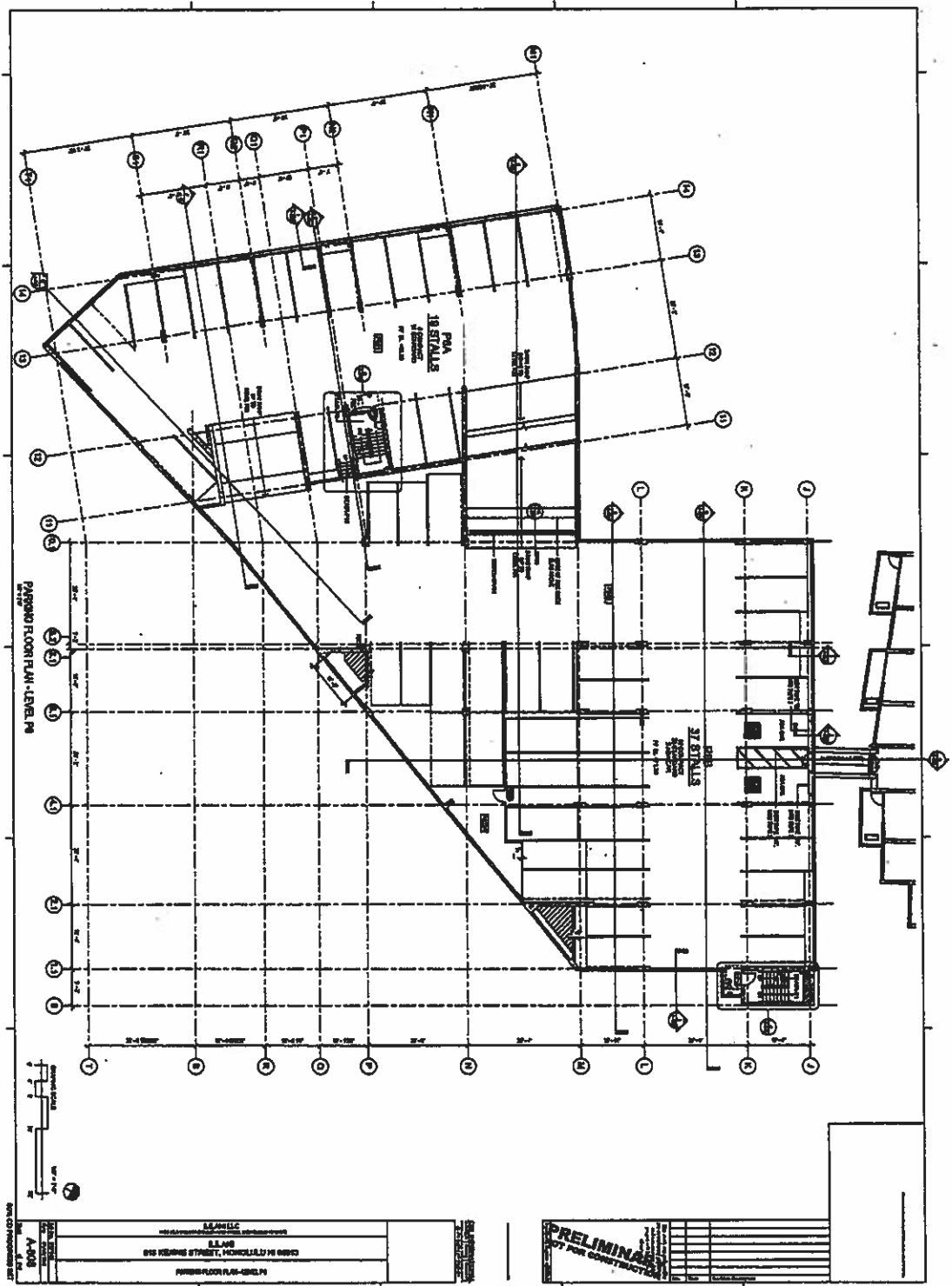
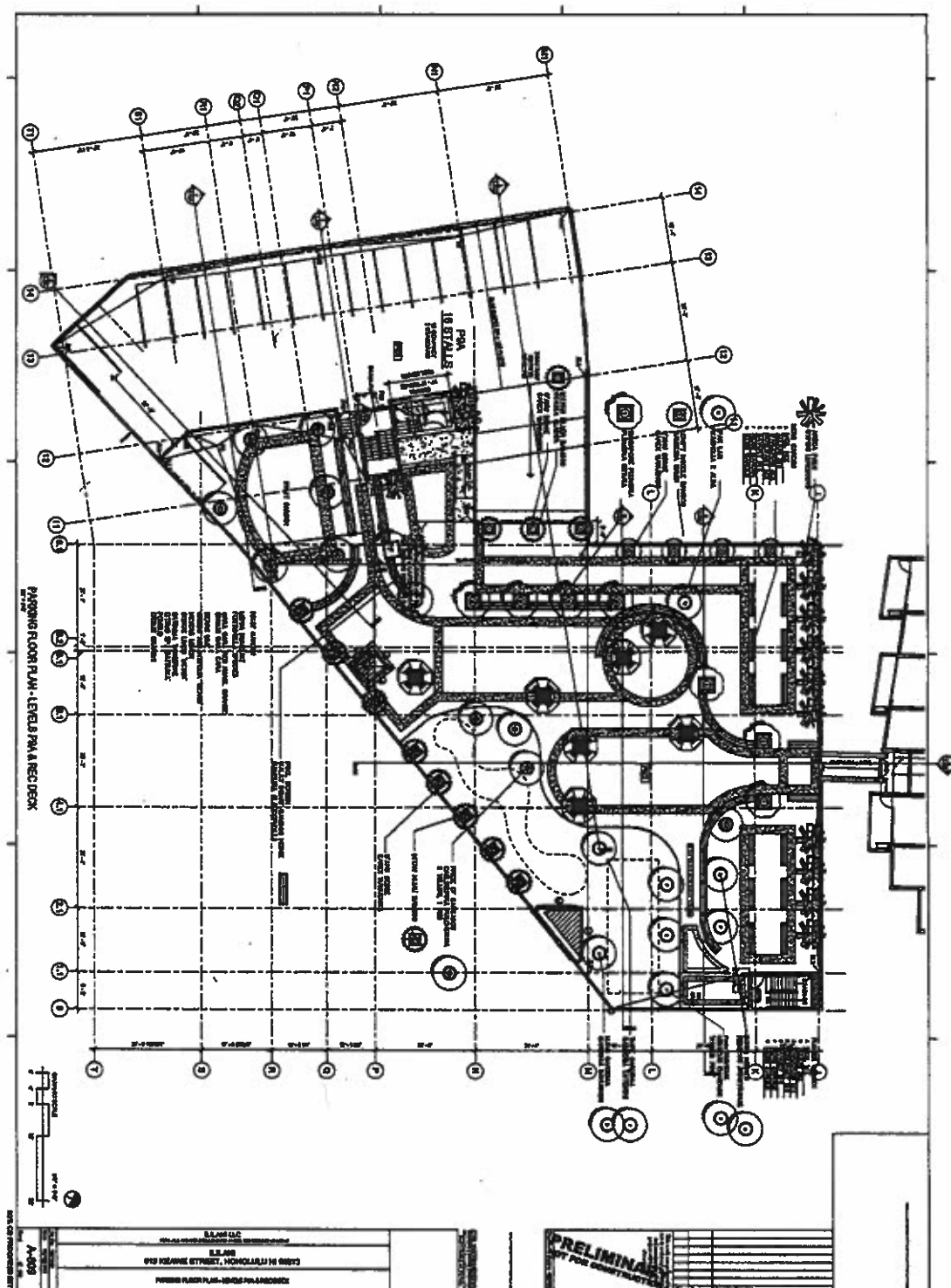


EXHIBIT B



**EXHIBIT B**

## **OUTLINE SPECIFICATIONS FOR ILILANI**

### **SITE WORK AND FOUNDATIONS**

1. Includes utility cut-off/cap-off.
2. Site grading and foundation excavation.
3. On-site and off-site distribution of utilities and utility connection.
4. Foundations — auger cast piles and pile caps provided.
5. Landscape and hardscape as shown on drawings.s
6. Driveway, curb and entrances as shown on the drawings.
7. Site lighting.
8. Dewatering as required.
9. Vapor barriers at entire ground floor level.

### **VERTICAL SUPERSTRUCTURE FRAMING**

10. Structure framing for tower to be concrete and reinforced steel with slabs using tunnel form system.
11. Parking structure framing to be concrete columns and beams with reinforced steel and post tensioned slabs.
12. Tower stairs to be pre-engineered metal stairs.

### **EXTERIOR FAÇADE & CLADDING SYSTEM**

13. EIFS systems to be drainable system with secondary waterproofing barrier.
14. Glazing at windows and sliding glass doors to be dual pane glazing with Low-E coating to minimize solar heat gain and provide thermal protection.
15. Aluminum and glazing fabrications based on global sourcing.
16. Lanai railings to be aluminum framed, tempered glass railings.
17. Metal screening to be provided at exposed open sides of the parking levels along Halekauwila Street.

### **ROOFING AND WATERPROOFING**

18. Parking upper deck — elastomeric waterproofing provided.
19. Elevator pit waterproofing with protection board provided.

## **OUTLINE SPECIFICATIONS FOR ILILANI**

### **ELEVATORS**

- 20. Elevators provided as shown on drawings.
- 21. Passenger elevators based on 3500# capacity.

### **MEP SYSTEMS**

- 22. Typical residential units to have packaged split air conditioning units for each living room and bedroom.
- 23. Condensate drain risers are provided.
- 24. Electrical power to building to be through single electrical meter.
- 25. Electrical sub-metering to retail and residential units to be provided.
- 26. Emergency generator, diesel, main circuit breaker, skid mounted fuel tank.
- 27. Smoke and fire alarm system provided as required by code.
- 28. Public address and CCTV systems not included.
- 29. Telephone and data, empty conduits provided within each residential unit.
- 30. Security system with CCTV cameras infrastructure and entrance controls infrastructure provided. Equipment to be OFOI.
- 31. Home network cabinet - OFCI
- 32. Telephone and data wiring not included.

### **TYPICAL RESIDENTIAL UNIT FINISHES**

#### **33. Kitchen**

- a. Kitchen Cabinets - AWI custom grade. Wood melamine veneer on MDF flush panel doors, particle board cabinet box with melamine off-white interiors, soft closing glides and hinges.
- b. Countertops – simulated stone countertops as per specification.
- c. Kitchen sink — Stainless steel 16 gauge, undermount.
- d. Plumbing trims as per drawings and specifications.
- e. Floor — LVT vinyl floor as per the specifications.
- f. Wall — drywall or concrete, painted.
- g. Ceiling - drywall, painted.

#### **34. Bathrooms**

- a. Vanity Cabinets - Wood melamine veneer on MDF flush panel doors, particle board cabinet box with melamine off-white interiors, soft closing glides and hinges.



## **OUTLINE SPECIFICATIONS FOR ILILANI**

- b. Countertops – simulated stone countertops as per specification.
- c. Medicine cabinet with mirror – custom wood framed with shelf, surface mounted.
- d. Mirror – Wood framed, surface mounted.
- e. Floor – LVT vinyl floor as per the specifications.
- f. Wall – drywall / concrete, painted.
- g. Ceiling – gypsum board, painted.
- h. Wood Doors – hollow core.
- i. Tub – 5' Sterling Vikrell as per drawings and specifications.
- j. Tub/Shower surrounds – cultured marble wainscot.
- k. Faucets, Bath & Shower trim – as per drawings and specifications.
- l. Toilet accessories – as per drawings and specifications.
- m. Vanity bowl – as per drawings and specifications.

### **35. Living room, entry and bedrooms**

- a. Entry door to be solid core with bamboo veneer.
- b. Floor – LVT vinyl floor as per the specifications.
- c. Wall – drywall / concrete, painted.
- d. Ceiling – medium spray acoustical ceiling.
- e. Closets – wire shelving system.
- f. Wardrobe mirrored closet sliding doors as per drawings and specifications.

### **36. Corridors**

- a. Floor – carpet tile.
- b. Wall – drywall, painted..
- c. Ceiling – acoustical ceiling tile.

### **37. Elevator lobby**

- a. Floor – carpet tile.
- b. Wall – drywall, painted.
- c. Ceiling – acoustical ceiling tile.

### **38. Bridge**

- a. Floor – exposed concrete.
- b. Wall – concrete parapet wall, aluminum screening.
- c. Ceiling – concrete, painted.

## **OUTLINE SPECIFICATIONS FOR ILILANI**

### **PUBLIC AMENITIES SPACES:**

#### **39. Community Room**

- a. Floor — luxury vinyl tile.
- b. Wall — drywall/concrete, painted.
- c. Ceiling — 2x4 acoustical tile ceiling.
- d. Aluminum storefront system.
- e. Kitchenette
  - i. Kitchen Cabinets - AWI custom grade. Wood melamine veneer on MDF flush panel doors, particle board cabinet box with melamine off-white interiors, soft closing glides and hinges.
  - ii. Countertops — simulated stone countertops as per specification.

#### **40. Toilet Room — Men/Women**

- a. Floor — luxury vinyl tile.
- b. Wall — drywall/concrete, painted.
- c. Ceiling - drywall, painted.
- d. Bathroom door to be solid core, wood veneer, painted.
- e. Countertops — simulated stone countertops as per specification.
- f. Toilet accessories — polished chrome finish.

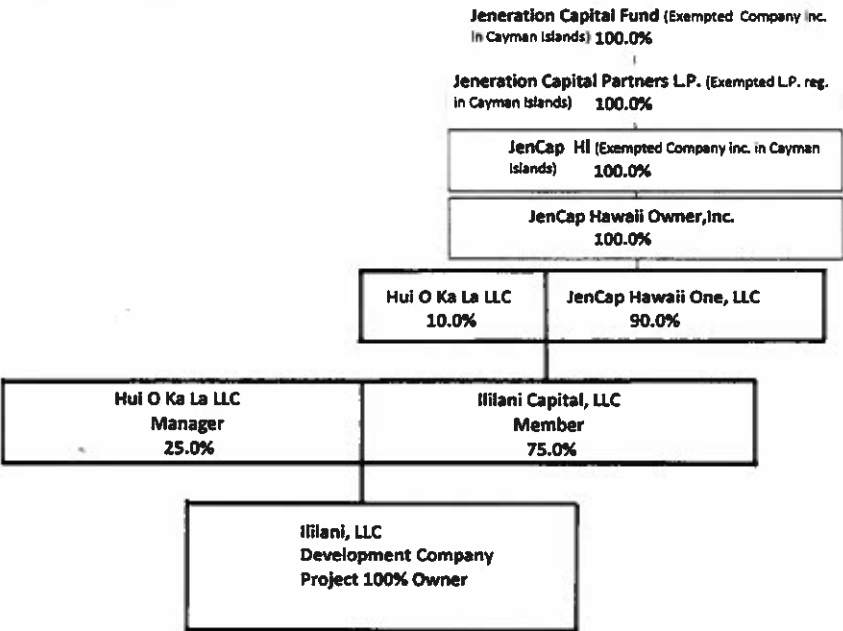
#### **41. Commercial Spaces**

- a. Commercial space concrete slab-on-grade partially provided.
- b. Underground utilities provided to designated area within retail space.
- c. Storefront glazing provided.
- d. Retail interior spaces to be cold, dark shell; all interior finish, MEP fit out, final sprinkler lines to be by tenant.
- e. Finished Men/Women toilet room provided.
- f. Air conditioning equipment, ducting, AHU, ventilation, etc. are not included.
- g. Fire protection system provided for retail areas based on minimum loft area coverage.
- h. Utility metered separately.

#### **42. Recreation Level Deck**

- a. Floor - deck coating to be provided.
- b. Landscape and irrigation provided.
- c. Fiberglass planter boxes provided.

**Ililani Project Organization**



*ililani*

# KENNETH KAI CHANG

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Primary Responsibility: Development management, including strategic planning and government affairs. Specific responsibilities include acquisitions, portfolio mix, legal/financial structures, and oversight of design and construction.

EDUCATION:

HARVARD UNIVERSITY HARVARD COLLEGE A.B. magna cum laude	HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN Master of Architecture
Liberal arts program, Major in Visual and Environmental Sciences with a joint program in economics and public housing.	Three year professional degree in architecture. Minor program emphasis in urban design.

EXPERIENCE:

PRESIDENT	<p><u>Kai Associates, Inc.</u> Founder and Owner, of a thirty-five year old real estate development firm in Southern California, developing property for its own account and for the account of affiliated Asian investment groups. The special emphasis of the firm is development of master-planned communities, including vertical construction of estates, multifamily housing, and hotels.</p> <ul style="list-style-type: none"><li>• Manager of Ililani, LLC, developer of proposed 328-unit workforce housing project in the Kakaako area of Honolulu, Hawaii. Ongoing as of December 31,2017.</li><li>• Manager of Beresford Properties, LLC, owner and developer of the Walker Hills Project, Riverside, California, 401 acres in the De Luz hills of Temecula, surrounding the premier Cross Creek Golf Course. Ongoing as of December 31, 2017.</li><li>• Principal development partner in the Deer Crest Project, Park City, Utah, a master land development valued at \$350M with additional vertical construction components valued in excess of \$2Billion. The Project is developed with partners in Deer Crest Associates I, LLC and includes the 400 room St. Regis Hotel. Ongoing as of December 31, 2017.</li><li>• A recently completed major project, Mulholland Estates, Beverly Hills, California is composed of eighty-eight homes with a total volume of sales of \$500M.</li><li>• General Partner of the current development of Hidden Ridge, Hidden Hills, California. The eleven estates, with houses averaging 10,000 s.f. each, on two acres of land, will be valued at \$13M-\$15M each upon completion. Ongoing as of December 31, 2017.</li><li>• General Partner of Cambridge Financial of California, LLC, Lender on the 8000 acres surrounding Vail Lake, Riverside, California.</li><li>• Project Management for Punahou Regency, 22 story 43 unit condominium, Honolulu. Heated tunnel form construction system. Efficient Mauka-Makai thru views project. Presold in 3 days.</li><li>• Another major undertaking was the 1400-acre Big Rock Canyon project in Malibu, California. Proposed as a golf course with one hundred twelve homesites and equestrian facilities, the project was sold to another entity.</li><li>• In the Westside market of Los Angeles only two properties of greater than 100 acres in size remain. One of these properties, the Deervale Estates proceeded through entitlements and was subsequently sold to another entity.</li></ul>
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- Project management consultant for the Hughes Trust on the last remaining Westside property of size at the high point of Beverly Hills, composed of six lots last appraised at \$180Million.

CO-FOUNDER  
& DIRECTOR

SKYHO, Ltd., 1979 to present. The firm has specialized in industrial development in Asia. Current activities are focused on acquisition in the industrial sectors in China which are experiencing consolidation, such as cement and engineering plastics. Since 1981, SKYHO has successfully contracted for over 100 industrial projects and provided complete plants, process engineering, training and plant startup.

DIRECTOR

Sam Chang Architect & Associates, Inc., 1974 to 2003. The firm's activities include the design of airports, masterplans, exhibition and transportation centers, office buildings and hotels. The firm's Dong Cheng Center, a 2 million square feet project, won a prestigious Award for Best Project of 1994 from the Beijing Capital Planning Commission. Team members' completed projects include the Honolulu International Airport, Kahului Airport, CKS Airport, and various hotel- convention facilities.

PROJECT  
MANAGEMENT  
EXPERIENCE

(Sampling of prior projects):

- Wilshire/Crenshaw Station, \$48M, 1,000 foot long cut-and-cover structure for the Metro-Rail Project, Los Angeles. Project Director and Principal-in-Charge: The Turner/Chang, J.V. was awarded this assignment which proceeded through completed construction documents.
- Tochal Mountain Resort, \$350M, 12-Kilometer site, 3 hotels, Luxury Villas, 2 Ski Lodges, Tehran. Project Manager: Gondola line and site grading completed, first hotel site and separate restaurant and entertainment complex completed prior to the Khomeini revolution.
- Honolulu International Airport, \$2Billion, 2,560,000 s.f., Honolulu, Hawaii. Project management role: Continuous service over several decades on a constant call back basis for a very satisfied client.
- Kahului Airport, \$180M, 28 gates, 478,000 s.f., Maui, Hawaii. Project management role: Project resulted from airline deregulation and direct flights to Maui. Role included oversight of project management and vertical construction.
- CKS International Airport, \$350M, 1,764,000 s.f., Taipei, Taiwan. Project management role: Terminal design and construction management on a master plan by Ralph M. Parsons Company.
- The Royal Darband Hotel and Condominiums, \$90M, 209 rooms, 40 villas, Tehran. Winning design selected by Empress Farah on behalf of the Pahlavi Foundation, after an international competition. Project integrated with the hillside topography of the Shah's summer palace grounds.
- Maui Surf Hotel, 556 room resort hotel and convention center, Kaanapali, Maui, which pioneered the open lobby concept with direct connection of entry to activity areas and the beach. Role as construction phase project manager was to eliminate cost overruns while ensuring that the quality and integrity of the project was not compromised.
- Niloofar Park Condominiums, High-end highrise 297 units, Tehran, Iran
- Sun Garden, Entry Level Condominiums, Alhambra, California
- Marengo Manor, Entry Level Condominiums, Arcadia, California

- Broadway Allright Arcade, strip retail center, Los Angeles
- Subic Bay, 300-Unit Hillside Apartments, Philippines
- Clark AB, 2,235-Unit Housing Masterplan, Philippines

**PROFESSIONAL  
REGISTRATION:**

Registered Architect – California.

**AFFILIATIONS  
& ACTIVITIES:**

- Mayor's Blue Ribbon Committee, Los Angeles 2000 - Convened in 1992 by Mayor Tom Bradley, the LA 2000 Committee formulated on a consensus basis a growth management plan for metropolitan Los Angeles. Industrial, trade, tourism and service sector growth were balanced against regional issues of air quality, traffic congestion and resource management. Participants in the forum included thirty plus private sector individuals and a dozen public sector representatives of concerned agencies. The formulated LA 2000 Plan has since been converted into successful legislation affecting many sectors of policy making in the greater Los Angeles area.
- Planning Commission Task Force, Concept L.A. - A task force of private sector individuals convened in 1991 by the president of the City Planning Commission to revisit the seminal planning document (Concept LA" (1972), the basis of the General Plan and all the Community Plans for LA. The task force dealt with issues of City form (nodal or linear expansion), the image of the City as a multi-centric metropolis, locations of housing, and allocation of densities. The report of the Task Force continues to serve as the unofficial planning guideline, often referred to by City Planning staff and Commissioners.
- Property & Fund Subcommittee, CALD, Presbyterian Church (U.S.A.) Synod of So. Cal. & Hawaii
- Center City West Associates, Los Angeles, past President
- Harvard Graduate School of Design Alumni Council 1998 to 2006, emeritus 2017.

## **7. CONSULTATION**

### **7.1 Pre-Assessment Consultation**

The following agencies and organizations were consulted during the Draft EA Pre-Assessment Consultation process that took place in 2017. Parties that formally replied during the pre-assessment period, are indicated by a ✓, below. All comments are reproduced in Appendix B.

#### **Federal Agencies**

National Oceanic and Atmospheric Administration, Pacific Islands Regional Office  
 U.S. Army Corps of Engineers  
 U.S. Department of the Interior, Fish and Wildlife Service  
 Federal Aviation Administration  
 Department of Homeland Security

#### **State Legislative Branch**

Senator Brickwood Galuteria  
 Representative Kyle Yamashita

#### **State Agencies**

Department of Accounting and General Services  
 Department of Business, Economic Development and Tourism  
 Department of Business, Economic Development and Tourism, Energy Office  
 Department of Business, Economic Development and Tourism, Land Use Commission  
 Department of Business, Economic Development and Tourism, Office of Planning  
 Department of Defense  
 ✓ Department of Education  
 Department of Defense, State Civil Defense  
 Department of Health  
 Department of Health, Clean Water Branch  
 Department of Health, Environmental Management Division  
 ✓ Department of Health, Environmental Planning Office  
 ✓ Department of Land and Natural Resources  
 Department of Land and Natural Resources, Historic Preservation Division  
 Department of Transportation  
 Hawai'i Community Development Authority  
 Office of Environmental Quality Control  
 Office of Hawaiian Affairs  
 Office of Planning  
 Hawai'i Community Development Authority  
 ✓ University of Hawai'i at Mānoa Environmental Center

#### **City Council**

Councilmember Ann Kobayashi  
 Councilmember Carol Fukunaga

**City and County of Honolulu Agencies**

- ✓ Board of Water Supply
- Department of Community Services
- ✓ Department of Design and Construction
- Department of Environmental Services
- ✓ Department of Facility Maintenance
- Department of Parks and Recreation
- ✓ Department of Planning and Permitting
- Department of Transportation Services
- ✓ Honolulu Fire Department
- Honolulu Police Department

**Utility Companies**

Verizon Hawai'i  
Hawai'i Gas  
Hawaiian Electric Company, Inc.  
Hawaiian Telcom  
Spectrum

**Other Interested Parties and Individuals**

Ala Moana – Kaka'ako Neighborhood Board No. 11

**7.2 Draft EA**

Three comment letters were received during the public and agency comment period for the Draft EA, which began with the publication of the Draft EA in the OEQC's Environmental Notice on February 8, 2018 and ended 30 days later on March 12, 2018. These letters are reproduced in Appendix B (Part II).

The following agencies and organizations commented on the Draft EA:

**State Agencies**

Department of Health  
Hawai'i Community Development Authority

**City and County of Honolulu Agencies**

Board of Water Supply

**7.3 Second Draft EA**

Three comment letters, as well as an email, were received during the public and agency comment period for the Draft EA, which began with the publication of the Draft EA in the OEQC's Environmental Notice on October 8, 2018 and ended 30 days later on November 7, 2018. These letters are reproduced in Appendix B (Part III).

The following agencies and organizations commented on the Second Draft EA:



**State Agencies**

Hawai'i Community Development Authority

**City and County of Honolulu Agencies**

Board of Water Supply (via email)

Department of Environmental Services

Department of Planning and Permitting

Iliani Summary of Exemptions/Deferrals and Recommendations  
Hawaii Community Development Authority (HCDA) Exemptions  
Section 201H-38, HRS

Development Standard or Requirement	Relevant Rule(s)/Applicable	Proposed Project Standard	Requested Exemption/Rationale	Est. Fee	Agency Comments	Developer's Response	Recommendation
1. Reserved Housing	HCDA Kalaako Reserved Housing Rules (Chapter 15-218). 20% Reserved Housing	Exemption. The project will instead comply with all applicable HHFDC requirements and restrictions pertaining to sale of affordable housing units.	Request exemption from reserved housing rules. HHFDC's 201H rule provides more affordable housing than the HCDA 20% Reserved Housing. HHFDC 201H rules are feasible for our project while additional compliance with HCDA 20% Reserved Housing related rules would render the project infeasible.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will require exemption from HRS. Ch. 15-218 Kalaako Reserved Housing Rules, which will exempt the Project from needing to provide reserved housing units.	Acknowledged HCDA comments with response letter.	Approval*
2. Maximum Height - Parking Structure	Mauka Area Rules Figure 1.3(D); Figure NZ.6(D) (65' Street Front Element Height limit)	76' at Street Front, 78.5' at roof deck 45' set back from street front.	Request exemption from 65' height limit (Parking structure height will be about 79'). Approximately 79' of parking street frontage height along Halekuanui Street is needed to provide around 1 parking space per housing unit. This exemption is required to provide sufficient off-street parking.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from <i>Street Front Element Height Range</i> as established by Figures 1.3D and NZ.6(D) of the Mauka Area Rules, which will allow the street front element height to exceed the 65' limit.	Acknowledged HCDA comments with response letter.	Approval*
3. Density - FAR	Mauka Area Rules Figure 1.3(D); Figure NZ.6(D) (Maximum Density (FAR) is 3.5)	8.8. FAR	Request exemption from 3.5 maximum FAR (Building FAR to be about 8.8). This exemption and proposed project FAR is required for economic feasibility of the project.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from Maximum density ( <i>floor area ratio</i> ) as established in Figures NZ.6(D) Mauka Area Rules, which will allow the Project's developer to	Acknowledged HCDA comments with response letter.	Approval*

\*Except for the exemptions/deferrals recommended for approval, all other statutes, ordinances, and rules of the Hawaii Community Development Authority (HCDA) shall be complied with.

Illiani Summary of Exemptions/Deferrals and Recommendations  
Hawaii Community Development Authority (HCDA) Exemptions  
Section 201H-38, HRS

4. Public Facilities Dedication Fee	Mauka Area Rules 15-217-65 (land dedication or fee payment)	No land dedication or fee payment.	Exemption from land dedication and fee payment. This exemption is required for economic feasibility of the project.	\$ 370,000	Increase the Project's FAR from 3.5 to 8.8. HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from Mauka Area Rules 15-217-65 <i>Public Facility Dedication Fee</i> , which will exempt the Project from having a public facility dedication fee.	Acknowledged HCDA comments with response letter.	Approval*
5. Curb Cuts	Mauka Area Rules 15-217-63(e)3 (Curb cut to be minimum 22' from adjacent property)	Halekaunila curb cuts (2) will be less than 22' feet from adjacent properties, compliant with City and County standards for location, design and ADA accessibility.	Request exemption from 22' minimum curb cut setback requirement (Halekaunila curb cuts (2) will be less than 22' from adjacent properties). The proposed driveway aprons will meet City and County standards for location, design and ADA accessibility. Adequate site distance will be provided for vehicles exiting the driveway. The proposed driveways will not pose a safety risk. This proposed exemption is required for truck and car turning radii in and out of our parking structure, and efficiency of the parking structure.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from Mauka Area Rules 15-217-63(e)3 <i>Curb Cuts</i> , which will allow the Project to have curb cuts closer than twenty-two feet from adjacent properties.	Acknowledged HCDA comments with response letter.	Approval*
6. LEED	Mauka Area Rules 15-217-59 (HCDA staff anticipates LEED new construction v. 4 compliance)	Substantial but incomplete LEED compliance.	Request exemption from compliance with LEED (However, Project will incorporate LEED standards where feasible). This exemption is required for economic feasibility of the project.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from Mauka Area Rules 15-217-59 <i>Green Building</i> , which will exempt the Project from needing to achieve the base LEED certification or LEED equivalent.	Acknowledged HCDA comments with response letter.	Approval*

\*Except for the exemptions/deferrals recommended for approval, all other statutes, ordinances, and rules of the Hawaii Community Development Authority (HCDA) shall be complied with.

Illilani Summary of Exemptions/Deferrals and Recommendations  
Hawaii Community Development Authority (HCDA) Exemptions  
Section 201H-38, HRS

7. Projections beyond build-to line	Mauka Area Rules Figure 1.13-C; (21' min. vertical clearance and 8' max. horizontal clearance)	2nd floor balconies will project about 5' beyond the build-to line 15' above Lobby level.	Request exemption from projections beyond build-to line limitations (2nd floor balconies will project about 5' beyond the build-to line), 15' above Lobby level. The balconies are necessary for locating air conditioning condenser units for the 2nd floor residential units and will improve quality of life for the residents compared to not having balconies.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from <i>Minimum Vertical Clearance for Balcony Front Yard Encroachments</i> as defined in Figure 1.13-C of the Mauka Area Rules, which will allow balconies for the Project to only have a minimum vertical clearance of 15 feet above the sidewalk.	Acknowledged HCDA comments with response letter.	Approval*
8. Off-Street Parking	Mauka Area Rules 15-217-63(e); 15-217-63(f); Figure 1.10-A (398 parking stalls required)	395 parking stalls will be provided, of which 38 are tandem rear stalls.	Request exemption from the off-street parking requirements (Sufficient shared parking will be provided using the .83 shared parking ratio). In addition, the project will be 1 block from a proposed HART station. This exemption is needed for financial feasibility of the project, to avoid building more than 1 parking space per unit that is not needed for the project.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from the off-street parking quantity requirement; however, if the Project utilizes the shared parking provision, then the off-street parking quantity requirement can be met and may not require this exemption. HCDA also recommended the Developer to reevaluate this.	Acknowledged HCDA comments with response letter stating that Illilani is electing to request the exemption relating to the off-street parking quantity requirement, out of an abundance of caution pending approval of the Project by HHFDC.	Approval*
9. Frontage Occupancy at Build-to Line	Mauka Area Rules Figure 1.3(C); Figure NZ.6(C) (60% minimum frontage occupancy at build-to line)	49% average occupied frontage.	Request exemption from 60% minimum frontage occupancy at build-to line on Halekauwila St. (Halekauwila frontage occupancy will be approximately 49%). This exemption is needed to provide adequate parking ingress and egress.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from <i>Frontage Occupancy at Build to Line</i> as established in Figure 1.3(C) and Figure NZ.6(C).	Acknowledged HCDA comments with response letter.	Approval*

\*Except for the exemptions/deferrals recommended for approval, all other statutes, ordinances, and rules of the Hawaii Community Development Authority (HCDA) shall be compiled with.

Iliani Summary of Exemptions/Deferrals and Recommendations  
Hawaii Community Development Authority (HCDA) Exemptions  
Section 201H-38, HRS

10. Parking Setback 40 Feet from Parcel Line	Mauka Area Rules Figure 1.10: Parking setback is 40 feet from the parcel line	Open to sky monthly or quarterly emergency power refueling truck location at the parcel line (0-foot setback).	Request exemption from parking setback 40 feet from parcel line on Halekauwila St. This exemption is needed to provide open to sky emergency power refueling truck location. This provision meets City & County of Honolulu codes and is safe. One parking stall, designated only for generator fuel delivery, will be located at the Halekauwila property line (0 ft setback).	NA	of the Mauka Area Rules, which will allow the Project's Halekauwila Street frontage to be less than the 60 percent occupancy requirement. HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from <i>Parking Placement Zone</i> as established in Figure 1.10 of the Mauka Area Rules, which will allow the Project to provide one parking stall, designated only for generator fuel delivery, within the forty-foot parking setback.	Acknowledged HCDA comments with response letter.	Approval*
11. Recreation Space	Mauka Area Rules 15-217- 56(d) (Residential projects... shall provide fifty- five square feet of recreation space per dwelling unit.)	18,040 square feet of recreation space is required. Our design provides 16,748 square feet due to budget, building envelope constraints, and our small land size.	Request exemption from the recreation space requirement. Instead, approximately 16,748 square feet of recreation space will be provided. This exemption is required to maintain project feasibility.	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from Mauka Area Rules 15-217-56(d), which will exempt the Project from needing to provide fifty-five square feet of recreation space per dwelling unit.	Acknowledged HCDA comments with response letter.	Approval*
12. Mauka-Makai Zone	Mauka Area Rules 15-217- 55(j)(4) (Minimum 300' from existing tower)	Iliani's tower may be less than 300' from an existing adjacent tower's "mauka-makai zone" if an alternate axis interpretation is used	Request exemption from the 300' minimum tower separation. Iliani's tower is approximately 187' from an existing adjacent tower, but will not be within 300' of that tower's Mauka-Makai Zone. This exemption covers alternate axis interpretation of the nearest tower being 187' away. This exemption is required for	NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA stated that it is HCDA's understanding that the Project will be requesting exemption from Mauka Area Rules 15-217-55(j)(4), which will allow the	Acknowledged HCDA comments with response letter.	Approval*

\*Except for the exemptions/deferrals recommended for approval, all other statutes, ordinances, and rules of the Hawaii Community Development Authority (HCDA) shall be complied with.

Iliani Summary of Exemptions/Deferrals and Recommendations  
 Hawaii Community Development Authority (HCDA) Exemptions  
 Section 201H-38, HRS

13. HCDA Development Permit	Mauka Area Rules 15-217-80; Improvement and Development Permits	HCDA Development Permit	economic feasibility of the project.		Project's tower to be located less than 300 feet from any existing adjacent tower's "mauka-makai zone". HCDA acceptance of Mauka Area Rule compliance is completed as a part of the Development Permit Approval.	Acknowledged HCDA comments with response letter. Response letter states that in response to follow up conversations with HCDA staff to clarify HCDA comments, Iliiani, LLC is accepting HCDA staff suggestion to apply for an exemption from the HCDA Development Permit required under HAR 15-217-80. Comment letter further states that the 201H application requests for numerous HCDA design standards and rules, compliance to which design standards and rules HCDA addresses in its Development Permits. Response letter claims HCDA staff informed Developer that HCDA staff issues a Development Permit for 201H projects and not the HCDA Board.	Approval*
				NA	HCDA supports the affordable housing component of the project and provided comments about the project. HCDA notes that Section 4.3 of the Second Draft EA identifies a Development Permit from the HCDA as one of the permits required for the Project. HCDA states to consult HAR 15-217 and HRS 206E-5.6 for the Development Permit application requirement and approval process.		

\*Except for the exemptions/deferrals recommended for approval, all other statutes, ordinances, and rules of the Hawaii Community Development Authority (HCDA) shall be complied with.

Illiani Summary of Exemptions/Deferrals and Recommendations  
City and County of Honolulu Exemptions/Deferrals  
Section 201H-38, HRS

Development Standard or Requirement	Relevant Rule(s)/Applicable	Proposed Project Standard	Requested Exemption/Rationale	Est. Fee	Agency Comments	Developer's Response	Recommendation
	City and County of Honolulu						
14. Building Permit Fees	ROH 18-6.2	Exemption.	Request exemption from Building Permit Fee. This exemption is required to maintain project feasibility.	\$ 445,000	The DPP does not object to this request.	Acknowledged in response letter that the DPP has no objection to requested fee exemption.	Approval*
15. Plan Review Fees	ROH 18-6.1	Exemption.	Request exemption from Plan Review Fees. This exemption is required to maintain project feasibility.	\$ 25,000	The DPP does not object to this request.	Acknowledged in response letter that the DPP has no objection to requested fee exemption.	Approval*
16. Wastewater System Facility Charge	ROH 14-10.1; 14-10.2; and 14-10.3	Deferral.	Request deferral of Wastewater System Facility Charge until issuance of Certificate of Occupancy. This deferral is required to maintain project feasibility.	\$2,197,174	The DPP does not object to this request. The City Department of Environmental Services has no objections to this request.	Acknowledged in response letter that the DPP and Dept. of Environmental Services have no objection to requested fee deferral until issuance of Certificate of Occupancy.	Approval*
17. Water System Facilities Charges	BWS Rules & Regulations (2010) Sec. 1-102	Deferral.	Request deferral of water system facilities charges until installation of the water meter. This deferral is required to maintain project feasibility.	\$ 604,899	The Board of Water Supply (BWS), requested deferral of wastewater system facility charges until installation of the water meter and that a Deferral Agreement will be executed during the Building Permit Application process.	Acknowledged in response letter that BWS will grant the deferral of the water system facilities charges until the installation of the water meter and that a Deferral Agreement will be executed during the Building Permit Application process.	Approval*

\*Except for the exemptions/deferrals recommended for approval, all other statutes, ordinances, and rules of the City and County of Honolulu shall be complied with.

DB

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



KATHY K. SOKUGAWA  
ACTING DIRECTOR

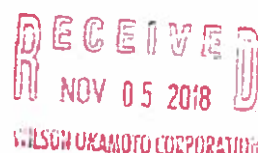
TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

November 2, 2018

2018/ELOG-2017(AB)

Mr. Dalton Beauprez  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826



Dear Mr. Beauprez:

**SUBJECT: Request for Comments Draft Environmental  
Assessment (DEA) and Exemptions and Deferrals  
Request Ililani Tower Workforce Housing  
Halekauwila and Keawe Streets - Kakaako  
Tax Map Key 2-1-051: 011**

Thank you for the opportunity to provide comments for the Ililani Tower DEA. The subject Project is within the Kakaako Community Development District, and is therefore under the planning and zoning jurisdiction of the Hawaii Community Development Authority. The project will be reviewed by the Hawaii Housing Finance and Development Corporation as an affordable housing project seeking exemptions from various statutes and ordinances, pursuant to Chapter 201H of the Hawaii Revised Statutes (HRS). The Department of Planning and Permitting (DPP) appreciates this opportunity to provide comments related to the request for fee exemptions and deferrals, traffic impact, sea level rise (SLR), and Transit Oriented Development (TOD) design.

Pursuant to Section 201H-38, HRS, the Applicant is requesting the exemption from Building Permit and Plan Review fees, estimated to be valued at about \$470,000 in total. The Applicant is also seeking deferral of the Wastewater System Facility Charge until the issuance of a Certificate of Occupancy. The DPP does not object to these requests.

The Applicant is already in communication with the DPP Traffic Review Branch. Concerns related to traffic, site design, and public safety will be addressed during the review of forthcoming construction plans.

**EXHIBIT H**



Mr. Dalton Beauprez  
November 2, 2018  
Page 2

The Final Environmental Assessment (FEA) should indicate that the site may be impacted by SLR during the life of the building. The subject site is within the projected six-foot SLR inundation area as depicted by the National Oceanic and Atmospheric Administration SLR Viewer. The FEA should include an analysis of the possible chronic and acute impacts of climate change and SLR on the project during the life of the proposed structure(s) and operation. The FEA should discuss how the design and proposed operations of the project and/or other site adaptation measures will mitigate impacts from SLR exposure and the risk of flooding during the life of the project. Project assessments should review and address the City and County of Honolulu Climate Change Commission's Sea Level Rise Guidance (June 5, 2018) and Climate Change Brief (June 5, 2018), the Hawaii Sea Level Rise Vulnerability and Adaptation Report (December 2017), and the Hawaii Sea Level Rise Viewer for a combined hazard area up to 3.2 feet of SLR. These resources are screening and reference tools and do not replace more detailed modeling and analysis at the site level.

To improve the project's consistency with the objectives of the Primary Urban Center Development Plan and TOD principles, the Applicant should consider providing retail or community facility spaces fronting Keawe and Halekauwila Streets. The project is across the street from the Kakaako Rail Station, and a vibrant mix of storefronts and/or community facilities, such as recreation rooms, co-working spaces, or access to long-term bicycle parking would better contribute to the vibrancy and safety of the TOD area. Ground-floor parking is not consistent with the foundational ideology of TOD. To better support the TOD area and encourage the widespread use of alternative modes of transportation, the Applicant should consider installing street trees next to the curb along the Keawe and Halekauwila Streets, installing streetscape elements (e.g., benches or short-term bicycle parking), and providing a significant amount of bicycle parking in a safe, convenient, and secure location.

Thank you for the opportunity to review and comment on this project. Should you have further questions, please contact Alex Beatty, at 768-8032.

Very truly yours,

  
for Kathy K. Sokugawa  
Acting Director

**EXHIBIT H**

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843  
www.boardofwatersupply.com



June 4, 2018

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair  
KAPUA SPRIGAT, Vice Chair  
DAVID C. HULPHEE  
RAY C. MATSUI  
RAY C. SOON

ROSIE S. SASAMURA, Ex-Officio  
JADE T. BUTAY, Ex-Officio

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

Mr. Dalton Beauprez  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Beauprez:

Subject: Your Email Dated May 17, 2018 Requesting Comments on the Draft  
Environmental Assessment for the Proposed Ililani Tower Workforce Housing  
on Keawe Street and Halekauwila Street – Tax Map Key: 2-1-051: 011, 012

Thank you for the opportunity to comment on the proposed 328-unit mixed-use development.

The existing water system is adequate to accommodate the proposed 328-residential unit commercial mixed-use development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

The developer should separately meter the different uses in the proposed development.

For the request for deferral of Water System Facilities Charges until the certificate of occupancy is obtained pursuant to Section 201-H, HRS, please coordinate with Garon Hamasaki, Service Engineering Section of our Customer Care Division at 748-5472, for further evaluation.

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as drip system and moisture sensors, and the use of Water Sense labeled ultra-low-flow water fixtures and toilets.

*Water for Life ... Ka Wai Ola*

**EXHIBIT I**

Mr. Dalton Beauprez  
June 4, 2018  
Page 2

High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun, Head of the Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,



ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

cc: ~~R.~~ Chun  
No Log #

**EXHIBIT I**

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96813  
www.boardofwatersupply.com



July 9, 2018

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair  
KAPUA SPROAT, Vice Chair  
DAVID C. HUIHEE  
KAY C. MATSUI  
RAY C. SOON

ROSS J. SASAMURA, Ex-Officio  
JADE T. BUTAY, Ex-Officio

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

Mr. Dalton Beauprez, Planner  
Wilson Okamoto Corporation  
1907 S. Beretania Street, Suite 400  
Honolulu, Hawaii 96826



DB

Dear Mr. Beauprez:

Subject: Deferral Request for the Proposed Iliani Project

Thank you for your letter dated June 26, 2018, regarding the proposed Iliani project. The Board of Water Supply will grant the deferral of the water system facilities charges until the certificate of occupancy is issued. A Deferral Agreement will be executed during the Building Permit Application process.

If you have any questions, please call Garon Hamasaki of our Service Engineering Section, at 748-5460.

Very truly yours,

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

**EXHIBIT I**

**To:** 'Garon Hamasaki' <GHAMASAKI@hbws.org>; Dalton Beauprez  
<DBeauprez@wilsonokamoto.com>  
**Subject:** RE: Request For Comment On 201H Exemptions and Deferrals for the  
Proposed Ililani Project

Garon,

Thanks for the update – will run with your email as documentation for 201H Purposes on  
HHFDC's end.

Mahalo,

**Keola Cheng**  
Project Manager



1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
T (808) 946-2277 F (808) 946-2253  
W <http://www.wilsonokamoto.com>

This message contains information that might be confidential and privileged. Unless you are the addressee or are authorized by the sender, you may not use, copy or disclose the information contained in this message. If you have received this message in error, please delete it and advise the sender.

**From:** Garon Hamasaki [<mailto:GHAMASAKI@hbws.org>]  
**Sent:** Monday, October 15, 2018 2:29 PM  
**To:** Keola Cheng <KCheng@wilsonokamoto.com>; Dalton Beauprez  
<DBeauprez@wilsonokamoto.com>  
**Subject:** RE: Request For Comment On 201H Exemptions and Deferrals for the  
Proposed Ililani Project

I'm not sure what you need, but you may use the email as documentation. I don't deal  
with EA's, so I will not generate any formal letters.

**From:** Keola Cheng <KCheng@wilsonokamoto.com>  
**Sent:** Monday, October 15, 2018 2:22 PM  
**To:** Garon Hamasaki <GHAMASAKI@hbws.org>; Dalton Beauprez  
<DBeauprez@wilsonokamoto.com>  
**Subject:** RE: Request For Comment On 201H Exemptions and Deferrals for the  
Proposed Ililani Project

Garon,

Thanks for the quick response. Our understanding of the 201H process is that HHFDC is  
intending to use the EA process as a means of soliciting comments on the deferrals and  
exemptions requested by the applicant.

**EXHIBIT I**

exemptions requested by the applicant.

We will revise the forthcoming Final EA to read as a "deferral until installation of the water meter" per your request. Would it be possible for you to generate a formal letter documenting your feedback on the deferrals / exemptions requested under the Draft EA (namely just documenting your last message)?

Thanks!

**Keola Cheng**  
Project Manager



**WILSON OKAMOTO**  
CORPORATION

1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
T (808) 946-2277 F (808) 946-2253  
W <http://www.wilsonokamoto.com>

This message contains information that might be confidential and privileged. Unless you are the addressee or are authorized by the sender, you may not use, copy or disclose the information contained in this message. If you have received this message in error, please delete it and advise the sender.

**From:** Garon Hamasaki [<mailto:GHAMASAKI@hbws.org>]  
**Sent:** Monday, October 15, 2018 1:35 PM  
**To:** Dalton Beauprez <[DBeauprez@wilsonokamoto.com](mailto:DBeauprez@wilsonokamoto.com)>  
**Cc:** Keola Cheng <[KCheng@wilsonokamoto.com](mailto:KCheng@wilsonokamoto.com)>  
**Subject:** RE: Request For Comment On 201H Exemptions and Deferrals for the Proposed Ililani Project

Please revise to say deferral until installation of the water meter. Please submit finalized copies to the Manager and Chief Engineer of Board of Water Supply.

**From:** Dalton Beauprez <[DBeauprez@wilsonokamoto.com](mailto:DBeauprez@wilsonokamoto.com)>  
**Sent:** Monday, October 15, 2018 10:56 AM  
**To:** Garon Hamasaki <[GHAMASAKI@hbws.org](mailto:GHAMASAKI@hbws.org)>  
**Cc:** Keola Cheng <[KCheng@wilsonokamoto.com](mailto:KCheng@wilsonokamoto.com)>  
**Subject:** Request For Comment On 201H Exemptions and Deferrals for the Proposed Ililani Project

Hi Garon:

On behalf of Hawaii Housing Finance and Development Corporation (HHFDC), we are seeking BWS's review and comment on a number of exemptions and deferrals requested under Hawaii Revised Statutes (HRS) Section 201H-38 for the proposed Ililani project situated in Kakaako at Tax Map Keys: (1) 2-1-051:011 and 012.

On October 8, 2018, a Second Draft Environmental Assessment (EA) for the subject

**EXHIBIT I**



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



David Y. Ige  
Governor

John Winkler  
Chairperson

Garen H. Kamemoto  
Interim Executive Director

547 Queen Street  
Honolulu, Hawaii  
96813

Telephone  
(808) 594-0300

Facsimile  
(808) 587-0299

E-Mail  
contact@hcdweb.org

Website  
www.hcdweb.org

June 14, 2018

Mr. Keola Cheng  
Wilson Okamoto Corporation  
1907 S. Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Mr. Cheng:

**Re: Draft Environmental Assessment Consultation for the Ililani Mixed-Use Project at Tax Map Keys (TMK): 1112-1-051:011 and 012**

The Hawaii Community Development Authority (HCDA) received your request to review and comment on the Draft Environmental Assessment (Draft EA) for the proposed Ililani mixed-use project (Project). The HCDA supports the affordable housing component of the Project and the selection of a site adjacent to the proposed Civic Center light rail station. Along with our support for the Project to provide more transit-ready affordable units in Kakaako, HCDA offers the following comments for your consideration:

1. We acknowledge that the Project may utilize the Hawaii Revised Statute (HRS), §201H-38 provision granted to affordable housing projects allowing the Project's developer to request exemptions from the requirements of the HRS Chapter 15-217 Mauka Area Rules (Mauka Area Rules) that HCDA administers.

However, we request that you revise the Draft EA's Table 8-1 exemptions to only address specific provisions of the Mauka Area Rules and remove reference to non-relevant or broad rule citations that are not specific to your intended exemptions. For example, the Draft EA's exemption request No. 2, "Maximum Height - Parking Structure" references Mauka Area Rule provisions §15-217-23(a)(6) and §15-217-23(b). These two provisions establish the Pauahi Neighborhood Zone and the neighborhood's associated development standards, which are broad development standards and address more than building height restrictions. The HCDA does not support a blanket Project exemption from all the requirements set forth on the Pauahi Neighborhood Zone and, therefore, requests that you amend Table 8-1 and any other applicable section of the Draft EA to only list specific provisions.

2. After reviewing the Draft EA and the additional drawings provided by the Project's developer, it is HCDA's understanding that the Project will require exemptions from the following Kakaako rules administered by HCDA:
  - a. HRS. Ch. 15-218 Kakaako Reserved Housing Rules, which will exempt the Project from needing to provide reserved housing units:

**EXHIBIT J**

- b. *Street Front Element Height Range* as established in Figures 1.3(D) and Figure NZ.6(D) of the Mauka Area Rules, which will allow the street front element height to exceed the 65' limit;
- c. *Maximum density (floor area ratio)* as established in Figures NZ.6(D) of the Mauka Area Rules, which will allow the Project's developer to increase the Project's FAR from 3.5 to 8.8;
- d. Mauka Area Rules §15-217-65 *Public Facility Dedication Fee*, which will exempt the Project from having a public facility dedication fee;
- e. Mauka Area Rules §15-217-63(c)(3) *Curb Cuts*, which will allow the Project to have curb cuts closer than twenty-two feet from adjacent properties;
- f. Mauka Area Rules §15-217-59 *Green Building*, which will exempt the Project from needing to achieve the base LEED certification or LEED equivalent;
- g. *Minimum Vertical Clearance for Balcony Front Yard Encroachments* as defined in Figure 1.13-C of the Mauka Area Rules, which will allow balconies for the Project to only have a minimum vertical clearance of 15 feet above the sidewalk;
- h. *Frontage Occupancy at Build to Line* as established in Figure 1.3(C) and Figure NZ.6(C), which will allow the Project's Halekauwila Street frontage to be less than the 60 percent occupancy requirement;
- i. Mauka Area Rules §15-217-56(d), which will exempt the Project from needing to provide fifty-five square feet of recreation space per dwelling unit;
- j. *Parking Placement Zone* as established in Figure 1.10 of the Mauka Area Rules, which will allow the Project to provide one parking stall, designated only for generator fuel delivery, within the forty-foot parking setback; and
- k. Mauka Area Rules §15-217-55(i)(4), which will allow the Project's tower to be located less than 300 feet from any existing adjacent tower's "mauka-makai zone". This exemption was not listed in the Draft EA's Table 8-1, but would be necessary with the proposed design.

## EXHIBIT J

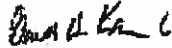


Mr. Keola Cheng  
June 14, 2018  
Page 3 of 3

3. The Draft EA includes Manku Area Rule exemptions from the off-street parking quantity requirement; however, based on the proposed design if the Project utilizes the shared parking provision, then the off-street parking quantity requirement can be met and will not require this exemption.
4. We acknowledge and do not oppose the green building exemption (exemption 1, above), however, we request that the Project pursue most of the credits necessary to achieve LEED's base certification or an approved equivalent green building certification. We also request that the Project's developer provide HCDA with the verification documents and sustainability calculations demonstrating compliance with the green building credits the Project intends to achieve.

Thank you for the opportunity to review and provide comments on this Draft EA and if you have questions regarding this matter, please contact Mr. Carson Schultz, AIA at 594-0333.

Sincerely,



Garrett H. Kamemoto  
Interim Executive Director

**EXHIBIT J**



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



David Y. Ige  
Governor

John Whalen  
Chairperson

Adward Los Banos  
Executive Director

547 Queen Street  
Honolulu, Hawaii  
96813

Telephone  
(808) 594-0300

Facsimile  
(808) 587-0299

E-Mail  
contact@hcdaweb.org

Website  
www.hcdaweb.org

October 23, 2018

Mr. Keola Cheng  
Wilson Okamoto Corporation  
1907 S. Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Cheng:

Re: Comments on the Second Draft Environmental Assessment for the  
Ililani Mixed-Use Project at Tax Map Keys (TMK): [1] 2-1-051:011  
and 012

The Hawaii Community Development Authority (HCDA) acknowledges receipt of Section 8 of the Second Draft Environmental Assessment (Second Draft EA) for the proposed Ililani mixed-use project (Project) and provides the following comments on the Second Draft EA.

1. We acknowledge that the Project may utilize the Hawaii Revised Statutes (HRS), §201H-38 provision granted to affordable housing projects allowing the Project's developer to request exemptions from the requirements of the HRS Chapter 15-217 Mauka Area Rules (Mauka Area Rules) that HCDA administers.
2. After reviewing the Second Draft EA, it is HCDA's understanding that the Project will be requesting exemptions from the following Kakaako rules administered by HCDA:
  - a. HRS. Ch. 15-218 Kakaako Reserved Housing Rules, which will exempt the Project from needing to provide reserved housing units;
  - b. *Street Front Element Height Range* as established in Figures 1.3(D) and Figure NZ.6(D) of the Mauka Area Rules, which will allow the street front element height to exceed the 65' limit;
  - c. *Maximum density (floor area ratio)* as established in Figures NZ.6(D) of the Mauka Area Rules, which will allow the Project's developer to increase the Project's FAR from 3.5 to 8.8;

EXHIBIT J

- d. Mauka Area Rules §15-217-65 *Public Facility Dedication Fee*, which will exempt the Project from having a public facility dedication fee;
  - e. Mauka Area Rules §15-217-63(c)(3) *Curb Cuts*, which will allow the Project to have curb cuts closer than twenty-two feet from adjacent properties;
  - f. Mauka Area Rules §15-217-59 *Green Building*, which will exempt the Project from needing to achieve the base LEED certification or LEED equivalent;
  - g. *Minimum Vertical Clearance for Balcony Front Yard Encroachments* as defined in Figure 1.13-C of the Mauka Area Rules, which will allow balconies for the Project to only have a minimum vertical clearance of 15 feet above the sidewalk;
  - h. *Frontage Occupancy at Build to Line* as established in Figure 1.3(C) and Figure NZ.6(C), which will allow the Project's Halekauwila Street frontage to be less than the 60 percent occupancy requirement;
  - i. Mauka Area Rules §15-217-56(d), which will exempt the Project from needing to provide fifty-five square feet of recreation space per dwelling unit;
  - j. *Parking Placement Zone* as established in Figure 1.10 of the Mauka Area Rules, which will allow the Project to provide one parking stall, designated only for generator fuel delivery, within the forty-foot parking setback; and
  - k. Mauka Area Rules §15-217-55(l)(4), which will allow the Project's tower to be located less than 300 feet from any existing adjacent tower's "mauka-makai zone". In Table 8-1 of the Second Draft EA it states that "HCDA has to date already accepted the South Street axis tower separation as being compliant with the Mauka Rules". Please be advised that at this time HCDA has not accepted any part of the Project as being compliant with our Rules. HCDA acceptance of Mauka Area Rule compliance is completed as a part of the Development Permit approval. Please remove this language and any similar language from the exemption request.
3. The Second Draft EA includes Mauka Area Rule exemptions from the off-street parking quantity requirement; however, if the Project utilizes the

## EXHIBIT J


Mr. Keola Cheng  
October 23, 2018  
Page 3 of 3

shared parking provision, then the off-street parking quantity requirement can be met and may not require this exemption. Please reevaluate this request.

4. We note that Section 4.3 of the Second Draft EA identifies a Development Permit from the HCDA as one of the permits required for the Project. Please consult Hawaii Administrative Rules Chapter 15-217 and Hawaii Revised Statutes §206E-5.6 for the Development permit application requirement and approval process.

Thank you for the opportunity to review and provide comments on this Second Draft EA. If you have questions regarding this matter, please contact Mr. Carson Schultz at 594-0333.

Sincerely,

  
for Aedward Los Banos  
Executive Director

**EXHIBIT J**

DB

DEPARTMENT OF ENVIRONMENTAL SERVICES  
**CITY AND COUNTY OF HONOLULU**

1000 ULUKOHA STREET, SUITE 308, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 768-3488 • FAX: (808) 768-3487 • WEBSITE: <http://emv.honolulu.org>

KIRK CALDWELL  
MAYOR



LORI M.K. KAHIKINA, P.E.  
DIRECTOR

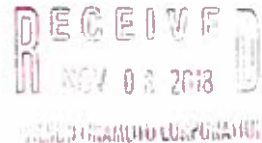
TIMOTHY A. HOUGHTON  
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.  
DEPUTY DIRECTOR

IN REPLY REFER TO  
PRO 18-074

November 7, 2018

Mr. Dalton Beauprez, Planner  
Wilson Okamoto Corporation  
1907 S. Beretania Street, Suite 400  
Honolulu, Hawaii 96826



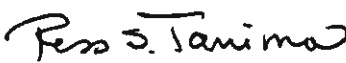
Dear Mr. Beauprez:

SUBJECT: Requesting Comments on the Exemptions and Deferrals  
Requested under Hawai'i Revised Statutes (HRS) Section  
201H-38 for the Proposed Ililani Project

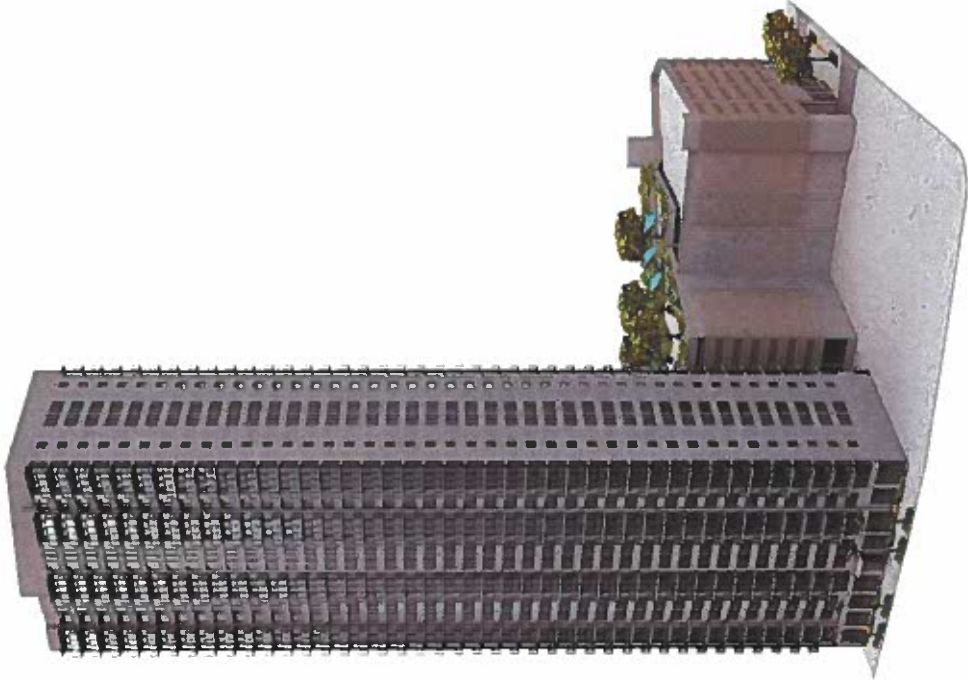
We have reviewed your letter dated October 11, 2018, in regards to the above subject, and we have no objections to the request for deferral of wastewater system facility charges until issuance of the certificate of occupancy.

Should you have any questions, please call Michael O'Keefe, Executive Assistant II, at (808)768-3475.

Sincerely,

  
Lori M.K. Kahikina, P.E.  
Director

**EXHIBIT K**



**ililani**

**ILILANI**  
A WORKFORCE HOUSING PROJECT  
815 KEAWE ST



TMK: 21 - 1 - 051: 011  
815 KEAWE STREET  
TMK: 21 - 1 - 051: 012  
880 HALEKAUWILA STREET

372 RESIDENTIAL STALLS  
20 COMMERCIAL STALLS  
3 CAR SHARE  
395 STALL PARKING GARAGE

POTENTIAL FOR ADDITIONAL  
14 STALL FLEX PARKING

BUILDING FLOOR AREA  
LAND AREA: 33,736 SF  
HCDA ALLOWABLE FAR: 3.5  
HHFDC FAR: 8.8  
HHFDC FLOOR AREA: 286,876.8 SF  
PROPOSED FLOOR AREA:  
GROUND COMMERCIAL - 6,286.8 SF  
COMMON - 45,872.7 SF  
TOWER RESIDENTIAL - 244,842.8 SF

TOTAL PROPOSED FLOOR AREA : 296,912.3 SF

LENGTH OF TOWER FLOOR PLATE: 107' - 3"  
DIAGONAL DISTANCE OF TOWER FLOOR: 127' - 0"

\* DESIGN AND GRAPHICS SUBJECT TO CHANGE  
PENDING PLANNING PROCESS AND REVIEW



ILILANI (opt2 with Flex Overflow) - Parking Matrix

Floor	Regular Stall Count - Ililani	C	S	H	Flex Overflow Stalls	
						Recreation
						S.F.
GR	25	13	8	4		20,891.9
2A	0	0	0	0		159.8
2B	28	11	14	3	5	12,343.9
3A + 3B	50	22	26	2	5	19,929.9
4A + 4B	52	22	28	2	4	19,929.9
5A + 5B	56	23	31	2		19,929.9
6A + 6B	56	23	31	2		19,929.9
7A + 7B	56	23	31	2		19,929.9
8A + 8B	56	23	31	2		19,929.9
9A	16	13	3	0		7,586.0
9B(REC)	0	0	0	0		13,381.7
	395	173	203	19		160,561.0

Total - Ililani:	395	free-in tandem	HC
Car Share	3	3	0
Commercial	20	15	3
Residential	372	320	35
FREE IN	357	338	38
TANDEM TOTAL	38		19

14 overflow flex spaces provided

395  
check

Residential	372	Total
	328	Assigned
	9	Free 2nd
	35	Tandem 2nd

HCDA parking required

1.25/unit for 2BR & 1BR>600sf  
0.9/unit for 1BR<600sf

6.0 1.25 7.5  
2.0 0.90 1.8

9.3 65.1

firs 2-8

6.0 1.25 7.5  
2.0 0.90 1.8

9.3

firs 9

6.0 1.25 7.5  
2.0 0.90 1.8

9.3

fir 10

6.0 1.25 7.5  
2.0 0.90 1.8

9.3 297.6

firs 11-42

RESIDENTIAL

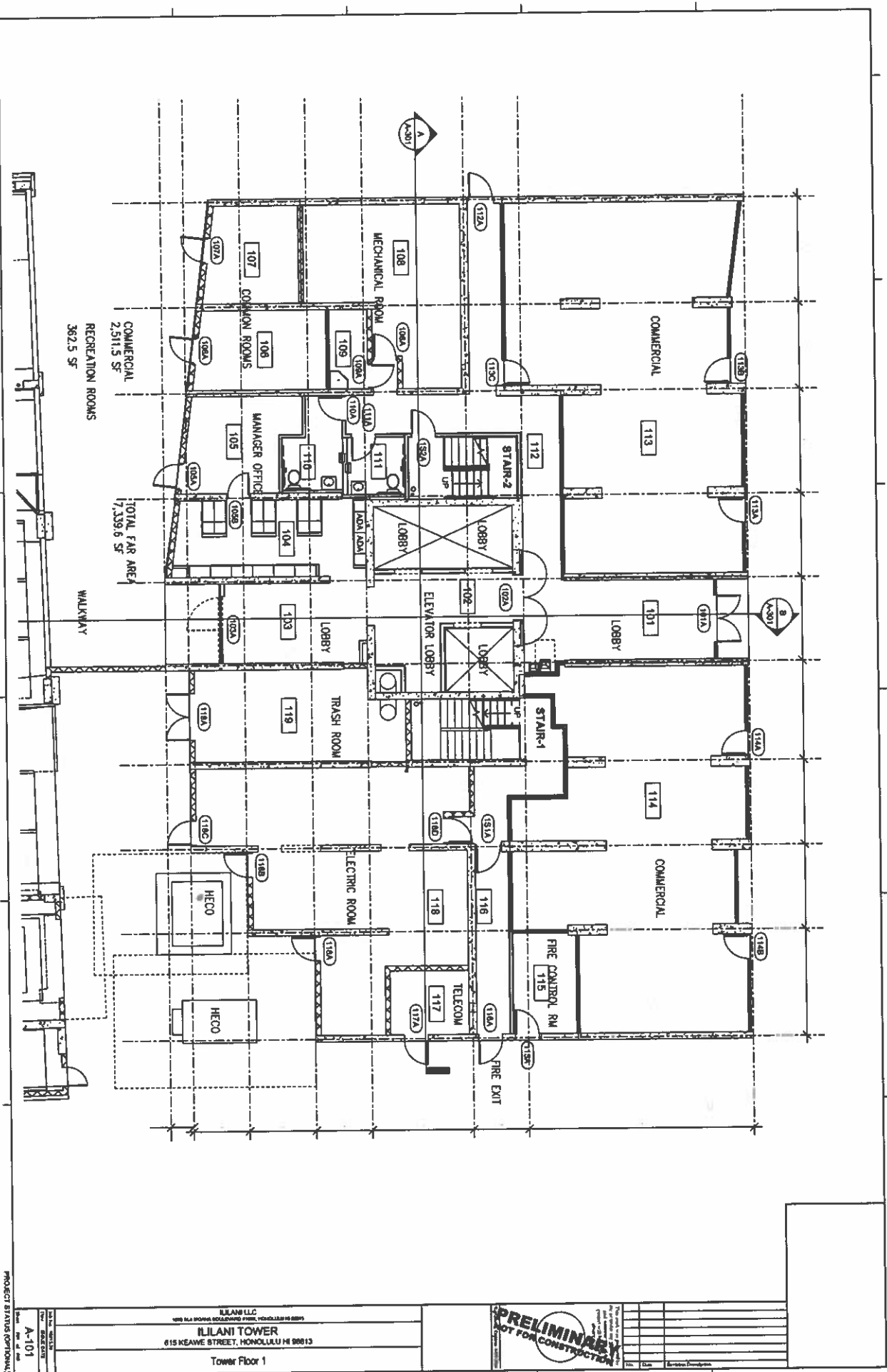
COMMERCIAL

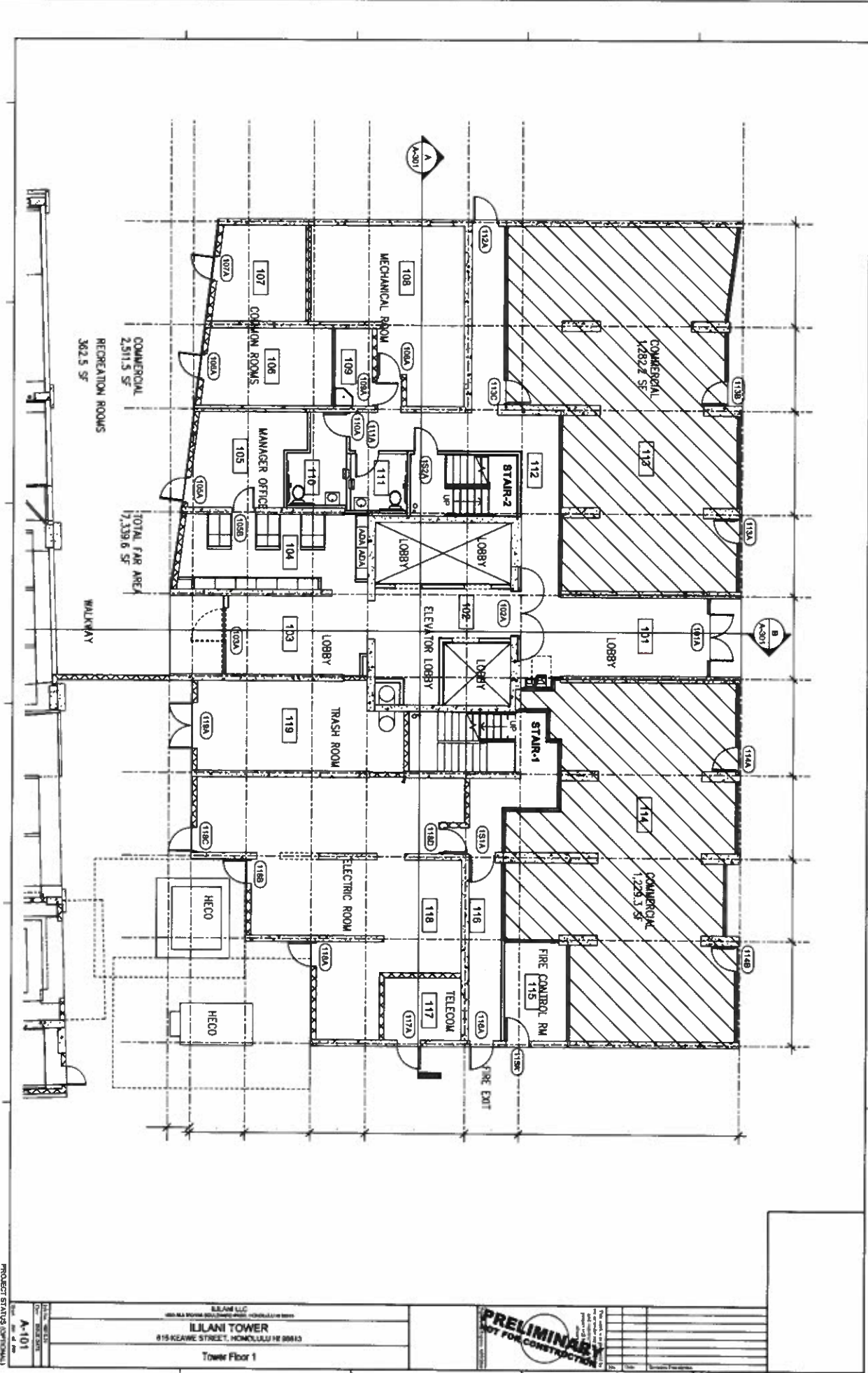
TOTAL

	381.3
	16.0
	398.0









PROJECT STATUS: (OPTIONAL)

A-101

DATE: 10/10/10

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

NOTES:

1. SEE SHEET A-102 FOR FLOOR 2

2. SEE SHEET A-103 FOR FLOOR 3

3. SEE SHEET A-104 FOR FLOOR 4

4. SEE SHEET A-105 FOR FLOOR 5

5. SEE SHEET A-106 FOR FLOOR 6

6. SEE SHEET A-107 FOR FLOOR 7

7. SEE SHEET A-108 FOR FLOOR 8

8. SEE SHEET A-109 FOR FLOOR 9

9. SEE SHEET A-110 FOR FLOOR 10

10. SEE SHEET A-111 FOR FLOOR 11

11. SEE SHEET A-112 FOR FLOOR 12

12. SEE SHEET A-113 FOR FLOOR 13

13. SEE SHEET A-114 FOR FLOOR 14

14. SEE SHEET A-115 FOR FLOOR 15

15. SEE SHEET A-116 FOR FLOOR 16

16. SEE SHEET A-117 FOR FLOOR 17

17. SEE SHEET A-118 FOR FLOOR 18

18. SEE SHEET A-119 FOR FLOOR 19

19. SEE SHEET A-120 FOR FLOOR 20

20. SEE SHEET A-121 FOR FLOOR 21

21. SEE SHEET A-122 FOR FLOOR 22

22. SEE SHEET A-123 FOR FLOOR 23

23. SEE SHEET A-124 FOR FLOOR 24

24. SEE SHEET A-125 FOR FLOOR 25

25. SEE SHEET A-126 FOR FLOOR 26

26. SEE SHEET A-127 FOR FLOOR 27

27. SEE SHEET A-128 FOR FLOOR 28

28. SEE SHEET A-129 FOR FLOOR 29

29. SEE SHEET A-130 FOR FLOOR 30

30. SEE SHEET A-131 FOR FLOOR 31

31. SEE SHEET A-132 FOR FLOOR 32

32. SEE SHEET A-133 FOR FLOOR 33

33. SEE SHEET A-134 FOR FLOOR 34

34. SEE SHEET A-135 FOR FLOOR 35

35. SEE SHEET A-136 FOR FLOOR 36

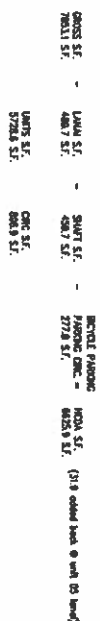
36. SEE SHEET A-137 FOR FLOOR 37

37. SEE SHEET A-138 FOR FLOOR 38

38. SEE SHEET A-139 FOR FLOOR 39

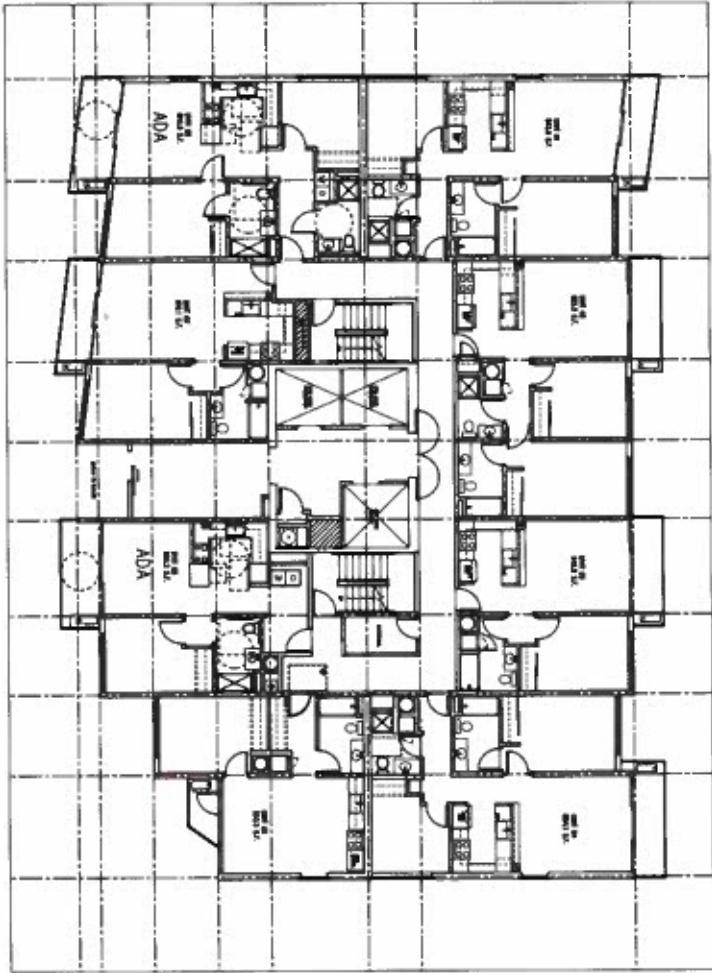
39. SEE SHEET A-140 FOR FLOOR 40





**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT STATUS (OPTIONAL)



PROJECT STATUS (OPTIONAL)

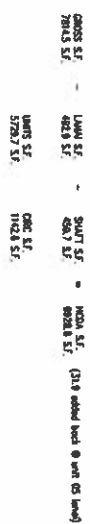
Sheet No. 103  
 Date 10/10/10

ILILANI TOWER  
 615 KEAWE STREET, HONOLULU HI 96813  
 Tower Floor 9

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

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A-103.1

**ILILANI LLC**  
 815 ALA MOANA BOULEVARD, SUITE 200, HONOLULU HI 96813  
**ILILANI TOWER**  
 815 KEAWE STREET, HONOLULU HI 96813  
**TOWER FLOOR 9 AREA CALC**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

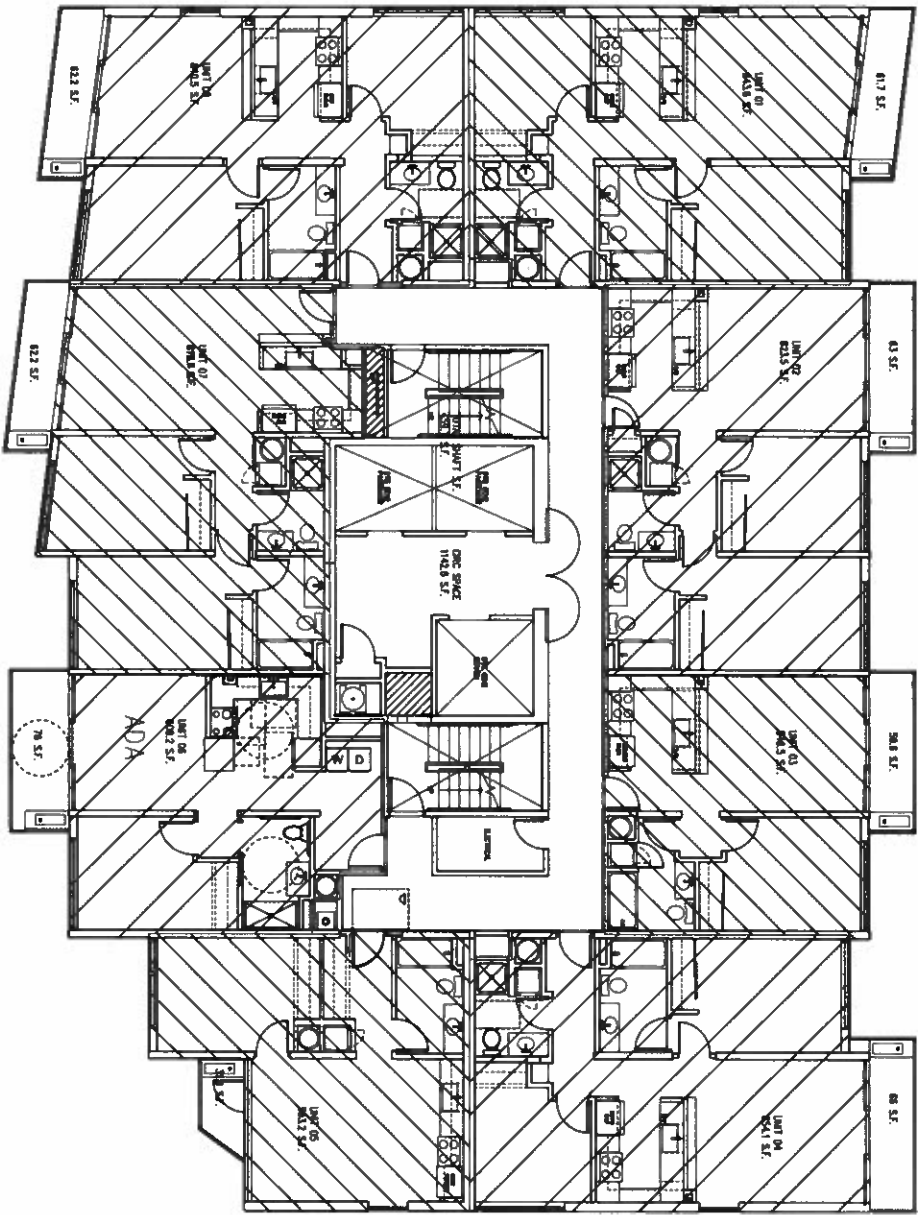


A-104

**ILILANI LLC**  
1000 ALA MOANA BOULEVARD, #1000, HONOLULU HI 96814  
**ILILANI TOWER**  
815 KEELE STREET, HONOLULU HI 96813  
Tower Floor 10

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**





GROSS S.F. - UNIT S.F. - SHARED S.F. - N/A S.F. (218 added back to Unit 101 and)  
7000 S.F. 4162 S.F. 6267 S.F. 8867 S.F.  
UNITS S.F. 2805 S.F. 8087 S.F.

PROJECT 814108 (OPTIONAL)

A-104.1

DATE: 08/08/13

BY: [Signature]

SCALE: 1/8" = 1'-0"

NOTES:

1. SEE SHEET A-104.2 FOR FLOOR PLAN.

2. SEE SHEET A-104.3 FOR FLOOR PLAN.

3. SEE SHEET A-104.4 FOR FLOOR PLAN.

4. SEE SHEET A-104.5 FOR FLOOR PLAN.

5. SEE SHEET A-104.6 FOR FLOOR PLAN.

6. SEE SHEET A-104.7 FOR FLOOR PLAN.

7. SEE SHEET A-104.8 FOR FLOOR PLAN.

8. SEE SHEET A-104.9 FOR FLOOR PLAN.

9. SEE SHEET A-104.10 FOR FLOOR PLAN.

10. SEE SHEET A-104.11 FOR FLOOR PLAN.

11. SEE SHEET A-104.12 FOR FLOOR PLAN.

12. SEE SHEET A-104.13 FOR FLOOR PLAN.

13. SEE SHEET A-104.14 FOR FLOOR PLAN.

14. SEE SHEET A-104.15 FOR FLOOR PLAN.

15. SEE SHEET A-104.16 FOR FLOOR PLAN.

16. SEE SHEET A-104.17 FOR FLOOR PLAN.

17. SEE SHEET A-104.18 FOR FLOOR PLAN.

18. SEE SHEET A-104.19 FOR FLOOR PLAN.

19. SEE SHEET A-104.20 FOR FLOOR PLAN.

20. SEE SHEET A-104.21 FOR FLOOR PLAN.

21. SEE SHEET A-104.22 FOR FLOOR PLAN.

22. SEE SHEET A-104.23 FOR FLOOR PLAN.

23. SEE SHEET A-104.24 FOR FLOOR PLAN.

24. SEE SHEET A-104.25 FOR FLOOR PLAN.

25. SEE SHEET A-104.26 FOR FLOOR PLAN.

26. SEE SHEET A-104.27 FOR FLOOR PLAN.

27. SEE SHEET A-104.28 FOR FLOOR PLAN.

28. SEE SHEET A-104.29 FOR FLOOR PLAN.

29. SEE SHEET A-104.30 FOR FLOOR PLAN.

30. SEE SHEET A-104.31 FOR FLOOR PLAN.

31. SEE SHEET A-104.32 FOR FLOOR PLAN.

32. SEE SHEET A-104.33 FOR FLOOR PLAN.

33. SEE SHEET A-104.34 FOR FLOOR PLAN.

34. SEE SHEET A-104.35 FOR FLOOR PLAN.

35. SEE SHEET A-104.36 FOR FLOOR PLAN.

36. SEE SHEET A-104.37 FOR FLOOR PLAN.

37. SEE SHEET A-104.38 FOR FLOOR PLAN.

38. SEE SHEET A-104.39 FOR FLOOR PLAN.

39. SEE SHEET A-104.40 FOR FLOOR PLAN.

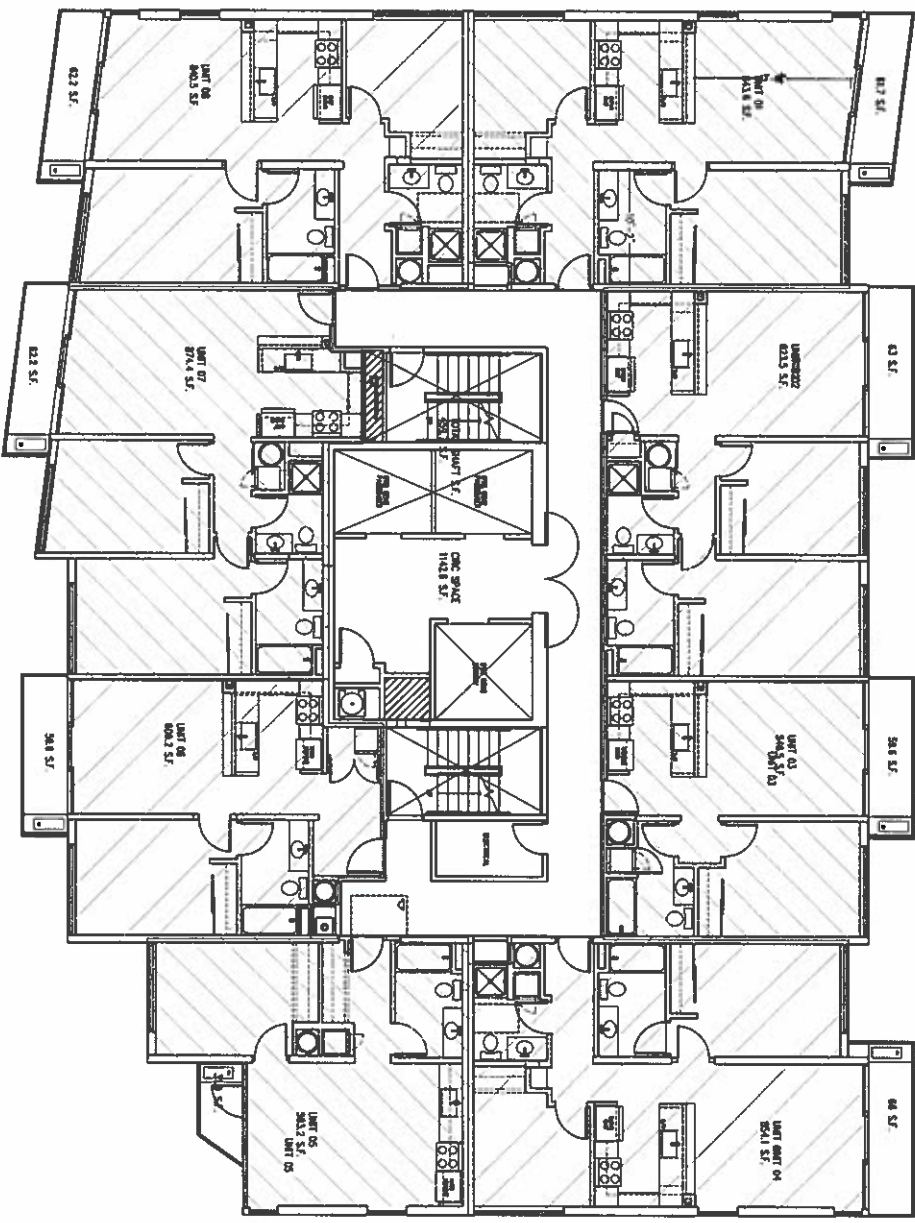
40. SEE SHEET A-104.41 FOR FLOOR PLAN.



A-105

**ILILANI TOWER**  
515 KĒAWE STREET, HONOLULU HI 96813  
Tower Floors 11-42

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



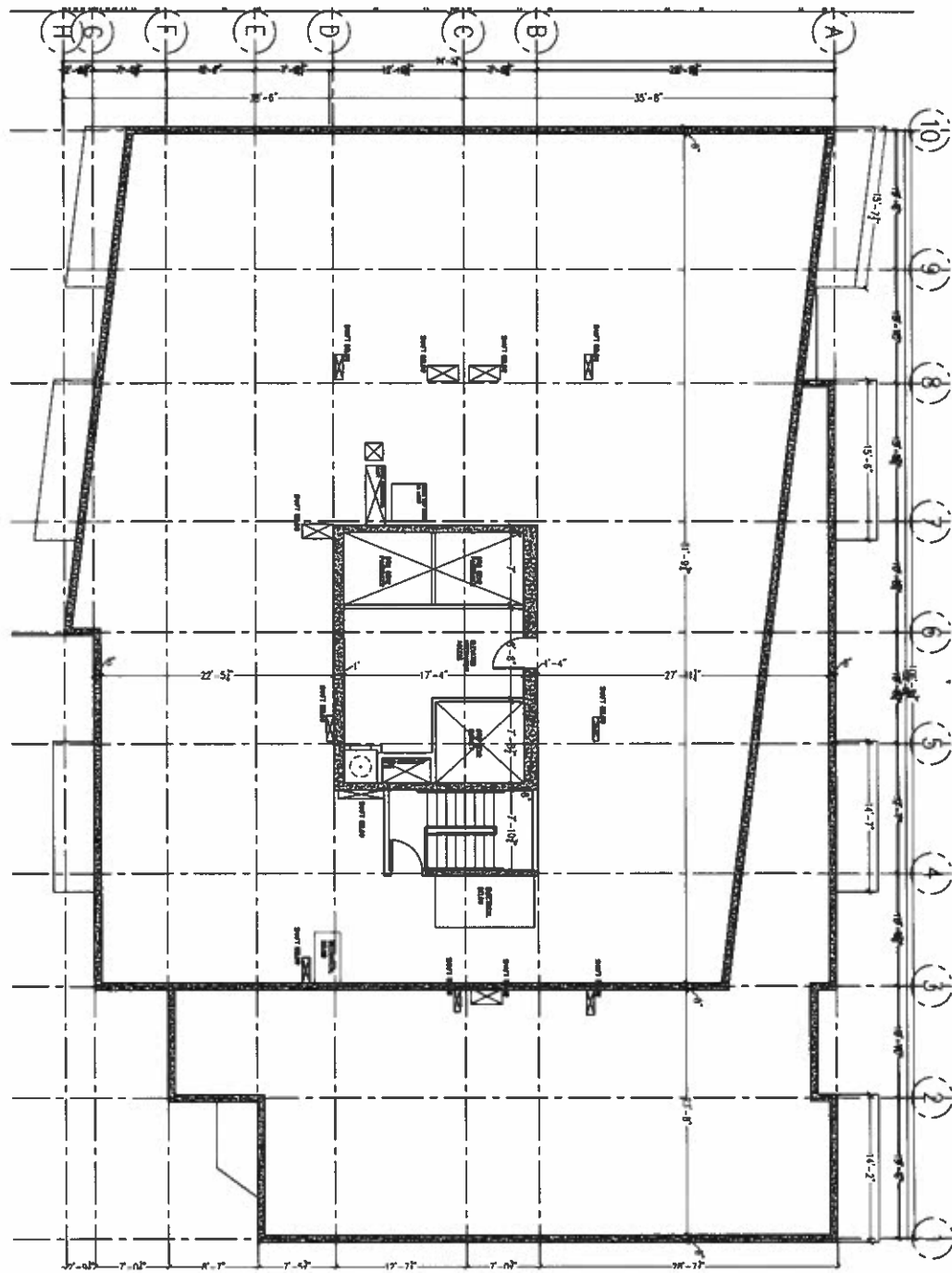
GRAND S.F. - 7788.7 S.F.  
UNIT S.F. - 428.8 S.F.  
UNIT S.F. - 500.7 S.F.  
SHUT S.F. - 428.7 S.F.  
COMMON S.F. - 6884.7 S.F.  
TOTAL S.F. (71.9 added back @ unit 02 level)

PROJECT STATUS (OPTIONAL)

A-105.1

ILILANI TOWER  
615 KEAWE STREET, HONOLULU HI 96813  
TOWER FLOORS 11-42 AREA CALC

PRELIMINARY  
NOT FOR CONSTRUCTION



PROJECT STATUS (OPTIONAL)

Date: 11/11/11  
 A-106  
 Tower Roof

ILIAMI LLC  
 615 KEAHE STREET, MONOLULU HI 96813  
 Tower Roof

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

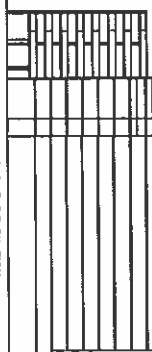
NO.	REVISION	DATE	BY	CHKD.



MAKEMUWALA STREET

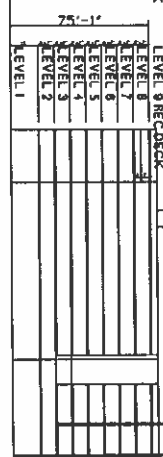
DIAMOND HEAD ELEVATION

- LEVEL 9A
- LEVEL 7A
- LEVEL 6A
- LEVEL 5A
- LEVEL 4A
- LEVEL 3A
- LEVEL 2A
- LEVEL 1



367'-0 3/4"

- LEVEL 8 REC DECK
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1



MAKUA ELEVATION

KEANE STREET

8'-7"

367'-0 3/4"

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMIT

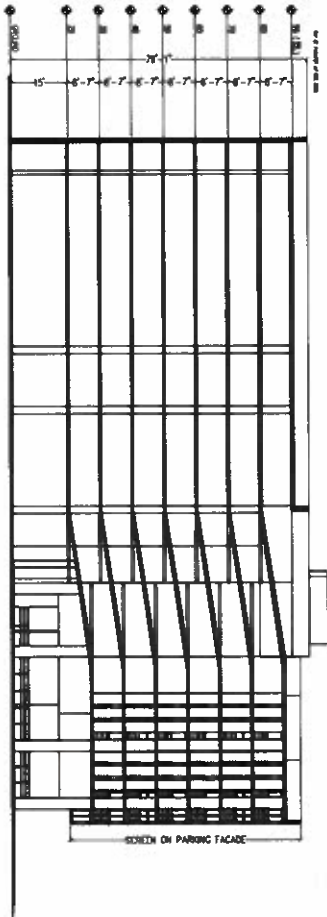
A-108

KEANE LLC  
1005 ALA MOANA BOULEVARD, SUITE 100, HONOLULU HI 96813  
KEANE TOWER  
615 KEANE STREET, HONOLULU HI 96813  
MAKUA & DIAMOND HEAD ELEVATIONS

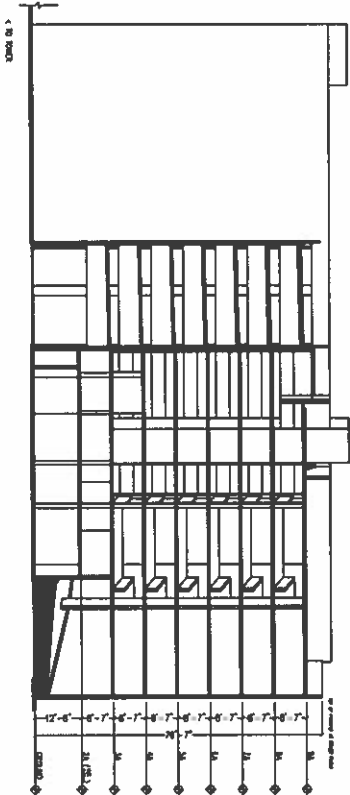
**PRELIMINARY**  
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMIT

EWA SECTION



MAKAI SECTION



PROJECT: SLAM TOWER

A-109

DATE: 08/10/2017

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SCALE: 1/8" = 1'-0"

NOTES:

1. SEE SHEET A-108 FOR EWA SECTION

2. SEE SHEET A-110 FOR MAKAI SECTION

3. SEE SHEET A-111 FOR PARKING FACADE SECTION

4. SEE SHEET A-112 FOR ELEVATION

5. SEE SHEET A-113 FOR ELEVATION

6. SEE SHEET A-114 FOR ELEVATION

7. SEE SHEET A-115 FOR ELEVATION

8. SEE SHEET A-116 FOR ELEVATION

9. SEE SHEET A-117 FOR ELEVATION

10. SEE SHEET A-118 FOR ELEVATION

11. SEE SHEET A-119 FOR ELEVATION

12. SEE SHEET A-120 FOR ELEVATION

13. SEE SHEET A-121 FOR ELEVATION

14. SEE SHEET A-122 FOR ELEVATION

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16. SEE SHEET A-124 FOR ELEVATION

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18. SEE SHEET A-126 FOR ELEVATION

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20. SEE SHEET A-128 FOR ELEVATION

21. SEE SHEET A-129 FOR ELEVATION

22. SEE SHEET A-130 FOR ELEVATION

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28. SEE SHEET A-136 FOR ELEVATION

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30. SEE SHEET A-138 FOR ELEVATION

31. SEE SHEET A-139 FOR ELEVATION

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34. SEE SHEET A-142 FOR ELEVATION

35. SEE SHEET A-143 FOR ELEVATION

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39. SEE SHEET A-147 FOR ELEVATION

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42. SEE SHEET A-150 FOR ELEVATION

43. SEE SHEET A-151 FOR ELEVATION

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51. SEE SHEET A-159 FOR ELEVATION

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54. SEE SHEET A-162 FOR ELEVATION

55. SEE SHEET A-163 FOR ELEVATION

56. SEE SHEET A-164 FOR ELEVATION

57. SEE SHEET A-165 FOR ELEVATION

58. SEE SHEET A-166 FOR ELEVATION

59. SEE SHEET A-167 FOR ELEVATION

60. SEE SHEET A-168 FOR ELEVATION

61. SEE SHEET A-169 FOR ELEVATION

62. SEE SHEET A-170 FOR ELEVATION

63. SEE SHEET A-171 FOR ELEVATION

64. SEE SHEET A-172 FOR ELEVATION

65. SEE SHEET A-173 FOR ELEVATION

66. SEE SHEET A-174 FOR ELEVATION

67. SEE SHEET A-175 FOR ELEVATION

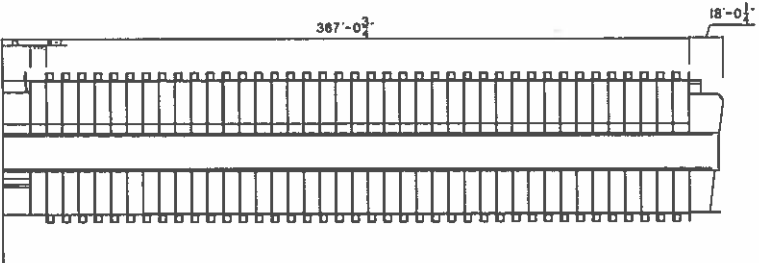
68. SEE SHEET A-176 FOR ELEVATION

69. SEE SHEET A-177 FOR ELEVATION

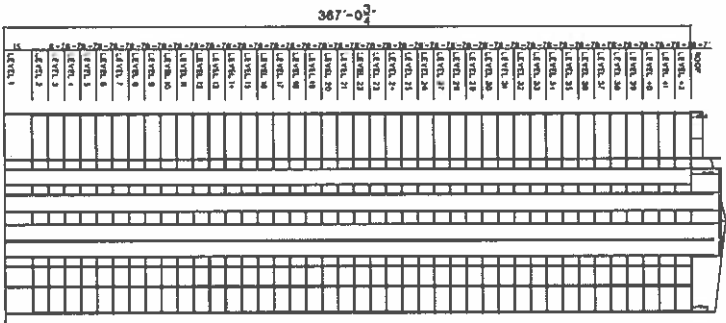
70. SEE SHEET A-178 FOR ELEVATION

71. SEE SHEET A-179 FOR ELEVATION

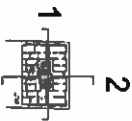
72. SEE SHEET A-180 FOR ELEVATION



SECTION 2



SECTION 1



LEGEND

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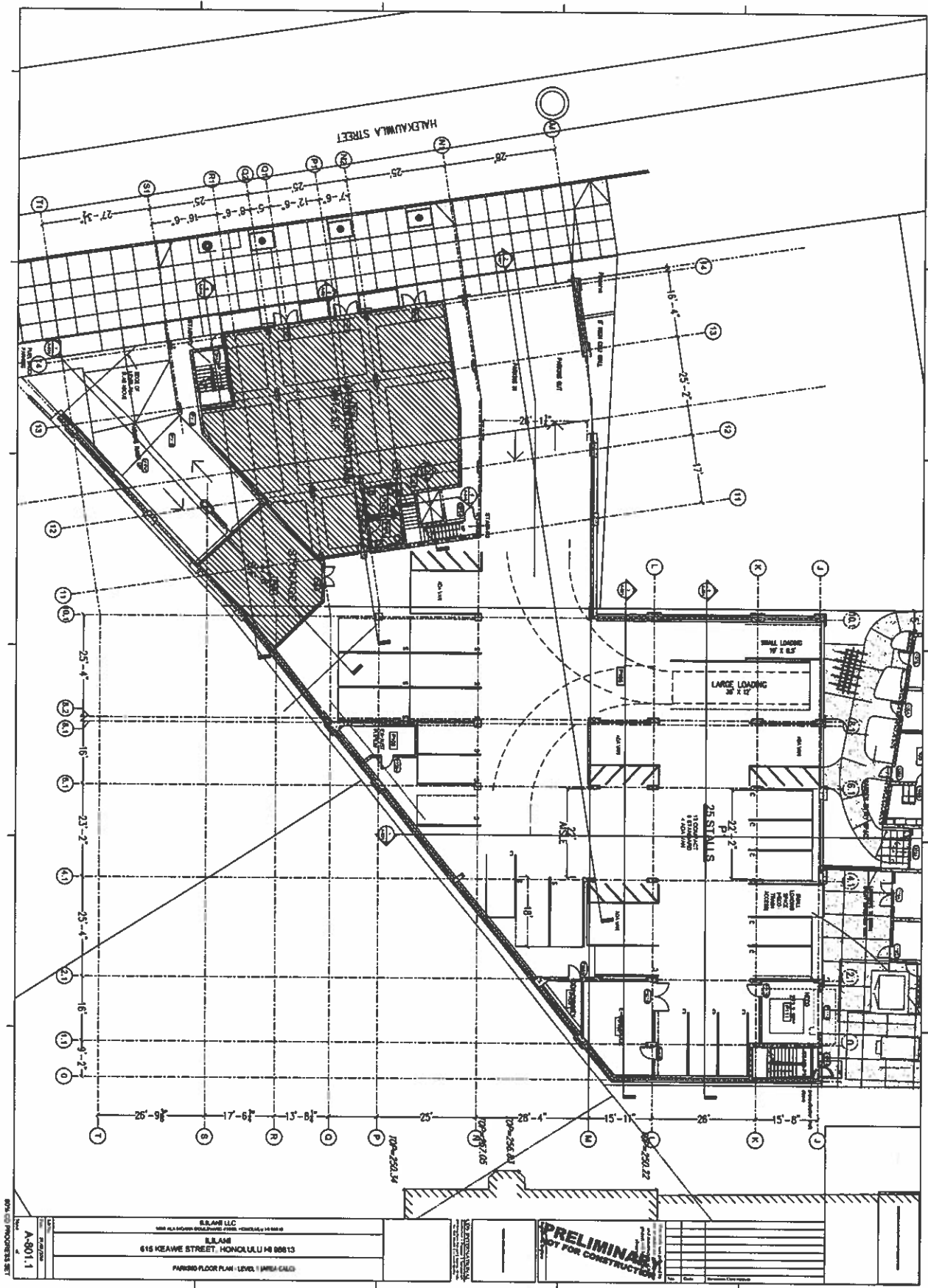
ILANI LLC 1000 PUA DRIVE, SUITE 1000, HONOLULU, HAWAII
ILANI TOWER 615 KEAWE STREET, HONOLULU, HI 96813
TOWER SECTIONS 1 & 2

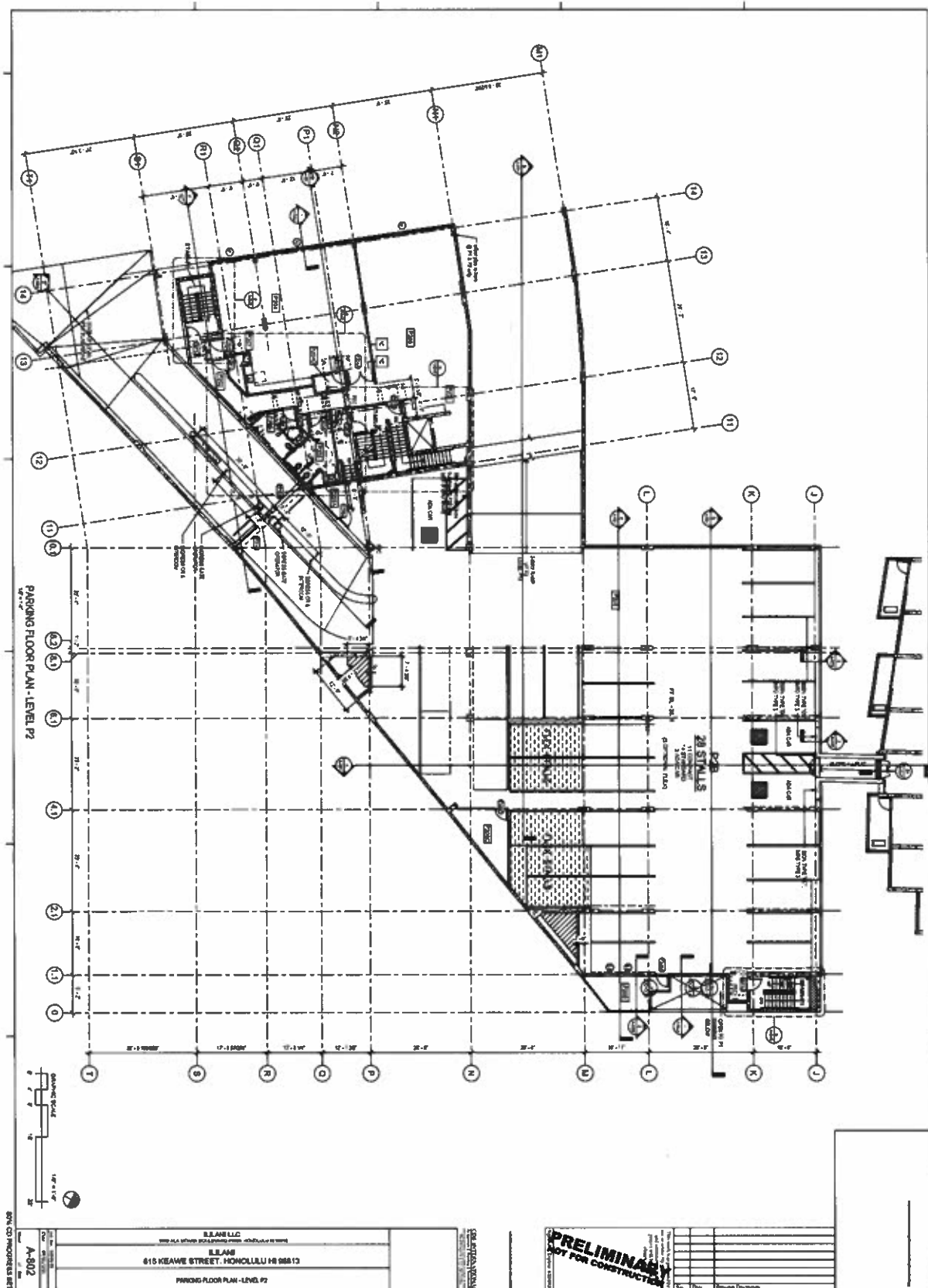
**PRELIMINARY**  
NOT FOR CONSTRUCTION

NO.	DATE
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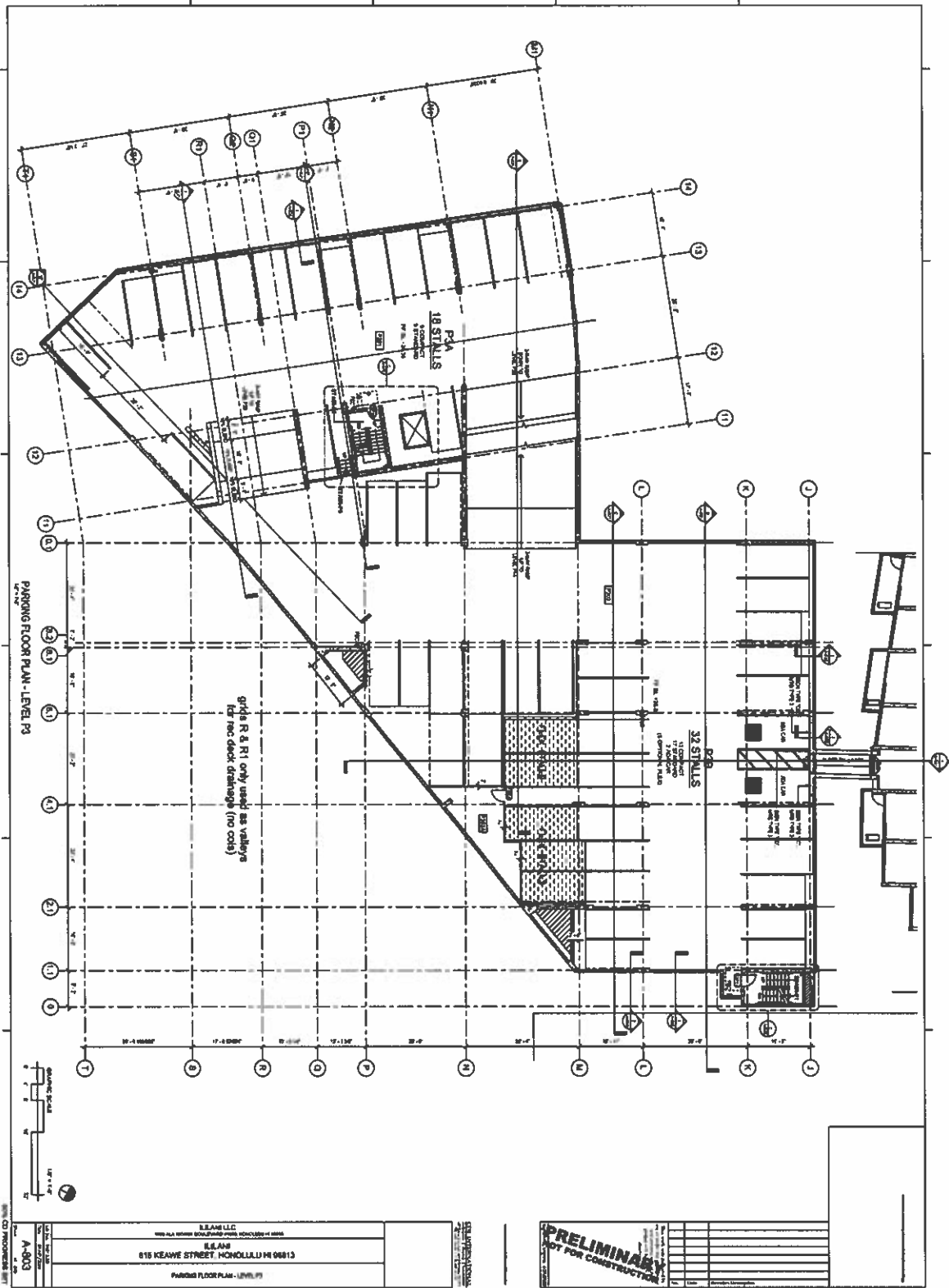


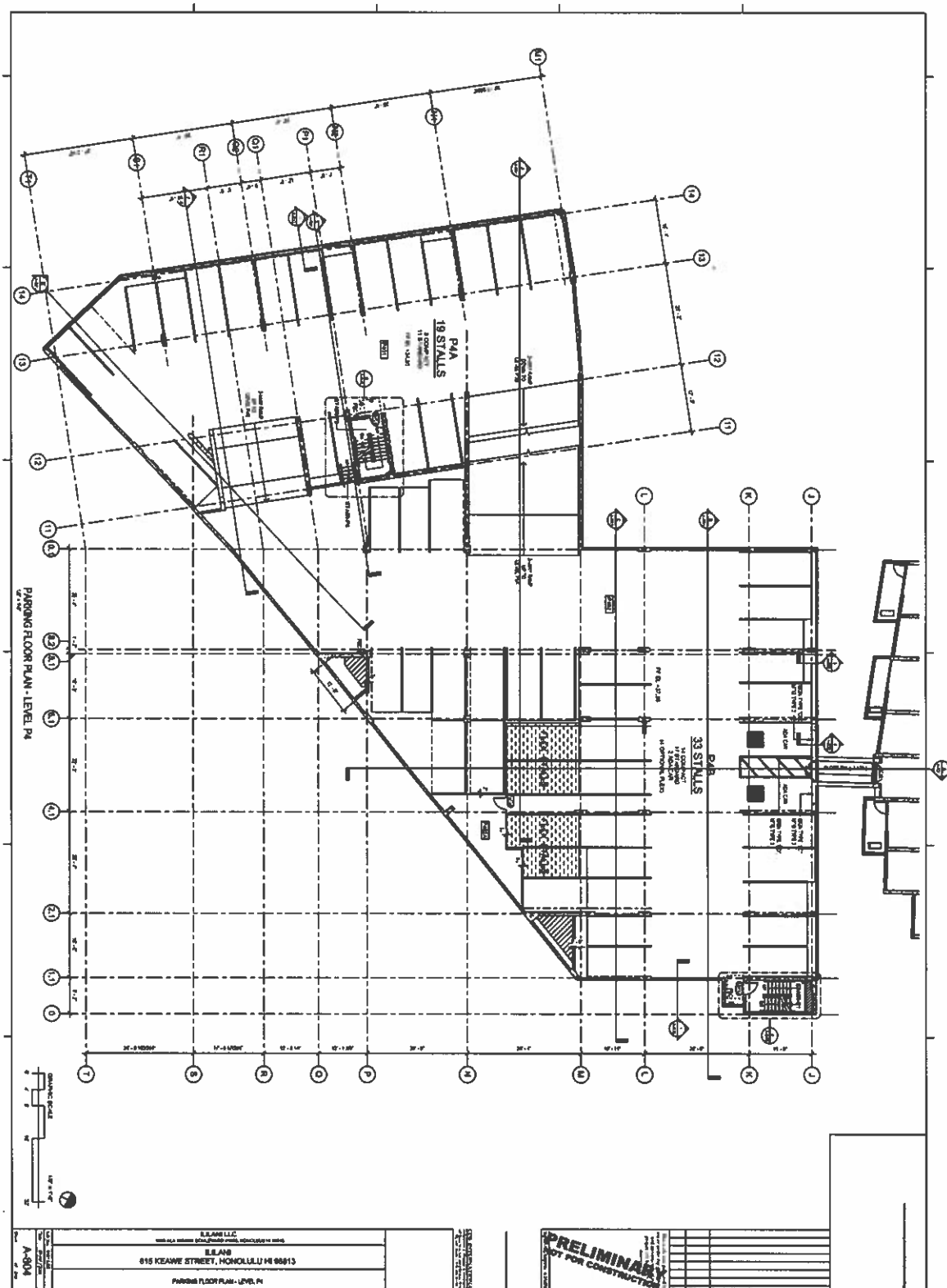


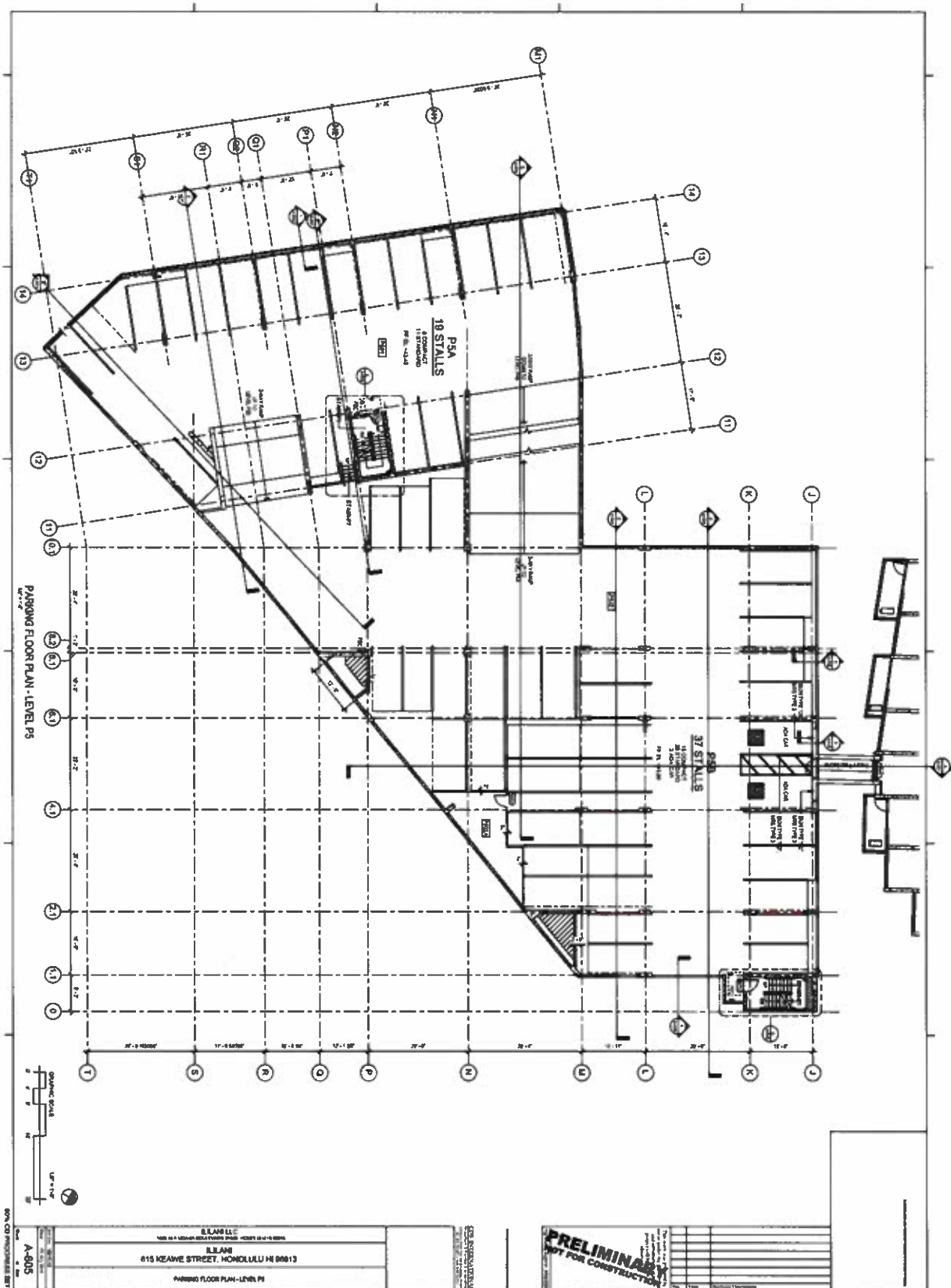


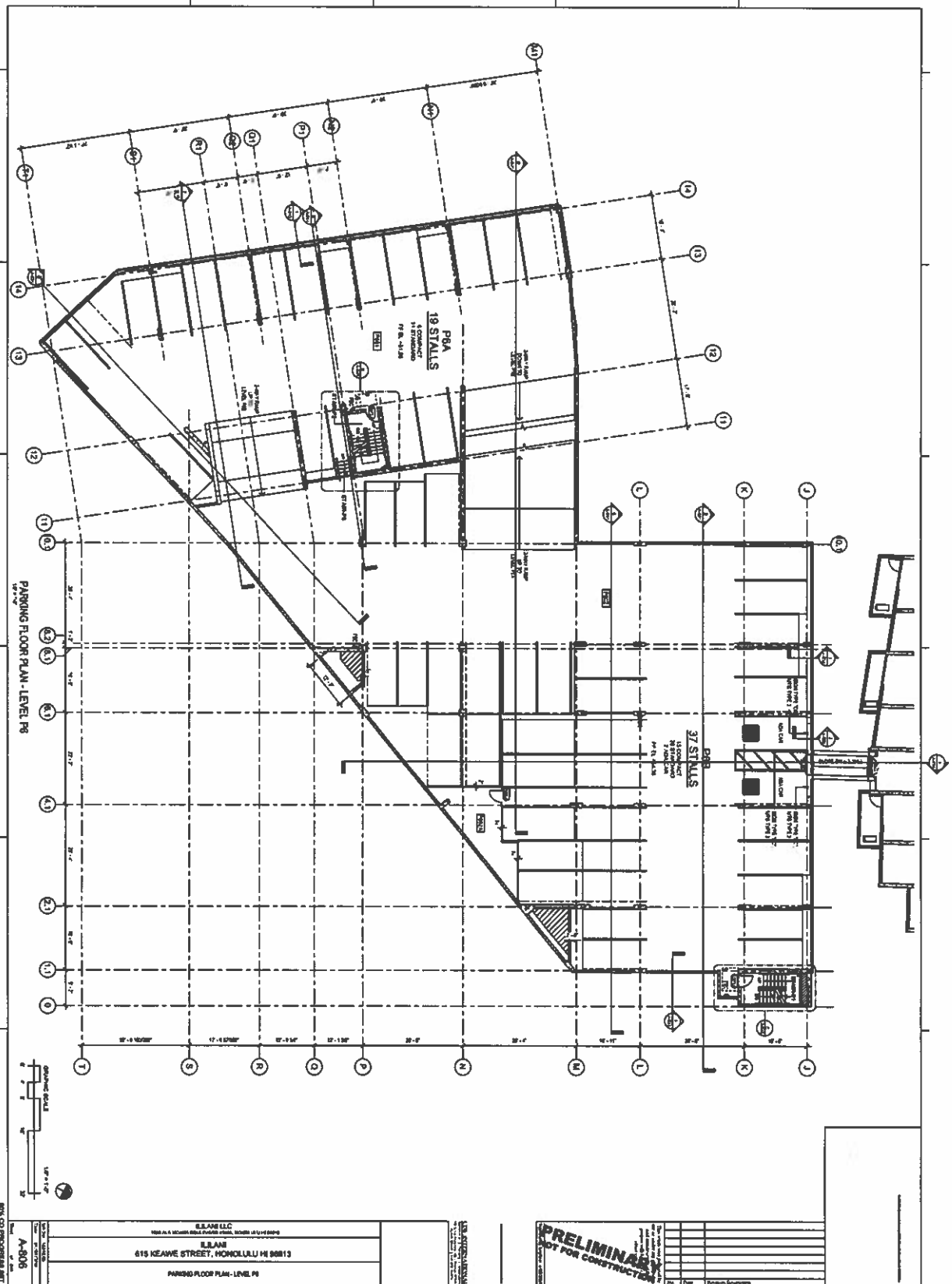


**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



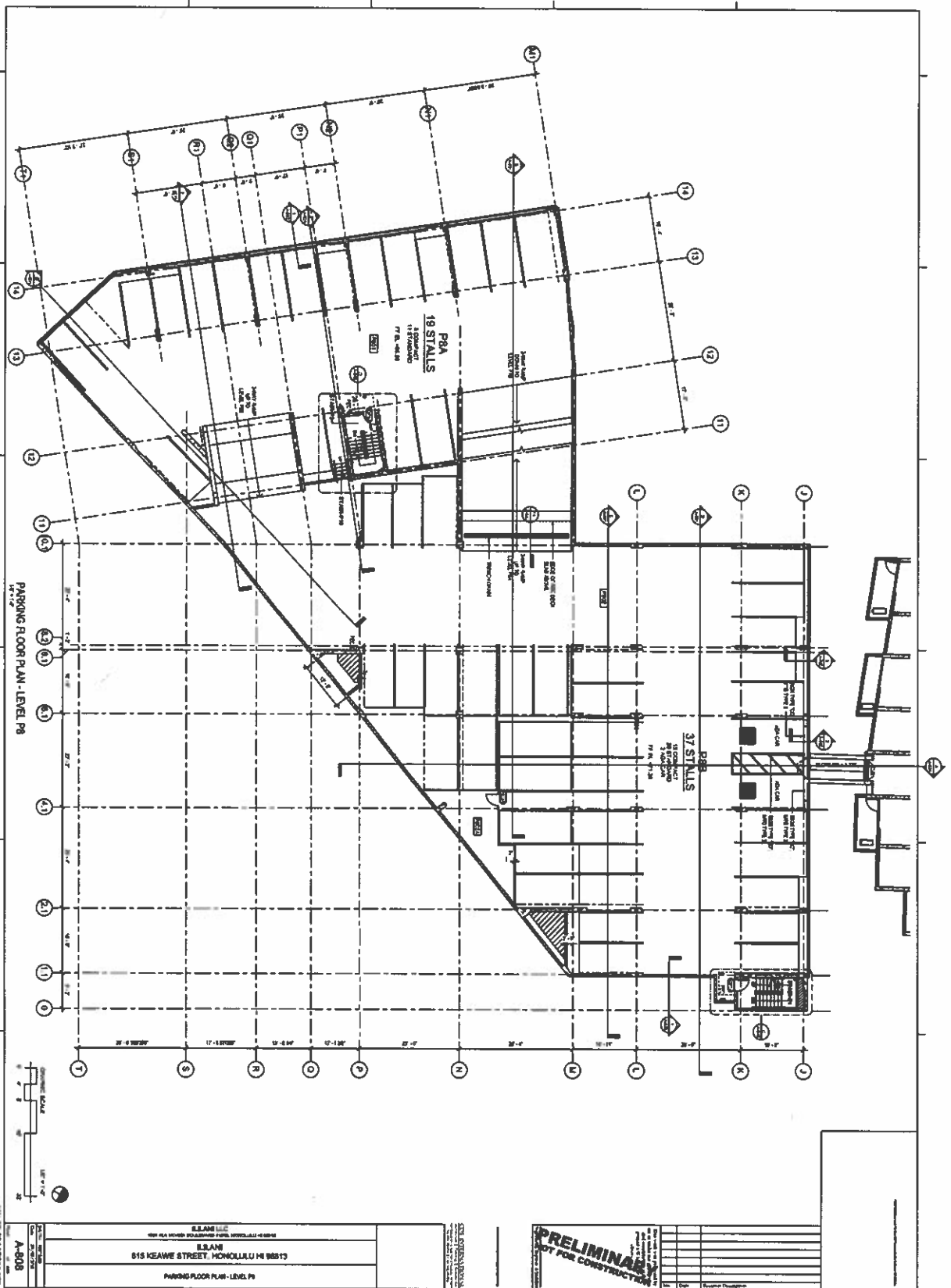














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## OUTLINE SPECIFICATIONS FOR ILILANI

### SITE WORK AND FOUNDATIONS

1. Includes utility cut-off/cap-off.
2. Site grading and foundation excavation.
3. On-site and off-site distribution of utilities and utility connection.
4. Foundations — auger cast piles and pile caps provided.
5. Landscape and hardscape as shown on drawings.s
6. Driveway, curb and entrances as shown on the drawings.
7. Site lighting.
8. Dewatering as required.
9. Vapor barriers at entire ground floor level.

### VERTICAL SUPERSTRUCTURE FRAMING

10. Structure framing for tower to be concrete and reinforced steel with slabs using tunnel form system.
11. Parking structure framing to be concrete columns and beams with reinforced steel and post tensioned slabs.
12. Tower stairs to be pre-engineered metal stairs.

### EXTERIOR FAÇADE & CLADDING SYSTEM

13. EIFS systems to be drainable system with secondary waterproofing barrier.
14. Glazing at windows and sliding glass doors to be dual pane glazing with Low-E coating to minimize solar heat gain and provide thermal protection.
15. Aluminum and glazing fabrications based on global sourcing.
16. Lanai railings to be aluminum framed, tempered glass railings.
17. Metal screening to be provided at exposed open sides of the parking levels along Halekauwila Street.

### ROOFING AND WATERPROOFING

18. Parking upper deck — elastomeric waterproofing provided.
19. Elevator pit waterproofing with protection board provided.

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## OUTLINE SPECIFICATIONS FOR ILILANI

### ELEVATORS

- 20. Elevators provided as shown on drawings.
- 21. Passenger elevators based on 3500# capacity.

### MEP SYSTEMS

- 22. Typical residential units to have packaged split air conditioning units for each living room and bedroom.
- 23. Condensate drain risers are provided.
- 24. Electrical power to building to be through single electrical meter.
- 25. Electrical sub-metering to retail and residential units to be provided.
- 26. Emergency generator, diesel, main circuit breaker, skid mounted fuel tank.
- 27. Smoke and fire alarm system provided as required by code.
- 28. Public address and CCTV systems not included.
- 29. Telephone and data, empty conduits provided within each residential unit.
- 30. Security system with CCTV cameras infrastructure and entrance controls infrastructure provided. Equipment to be OFCI.
- 31. Home network cabinet - OFCI
- 32. Telephone and data wiring not included.

### TYPICAL RESIDENTIAL UNIT FINISHES

- 33. Kitchen
  - a. Kitchen Cabinets - AWI custom grade. Wood melamine veneer on MDF flush panel doors, particle board cabinet box with melamine off-white interiors, soft closing glides and hinges.
  - b. Countertops - simulated stone countertops as per specification.
  - c. Kitchen sink - Stainless steel 16 gauge, undermount.
  - d. Plumbing trims as per drawings and specifications.
  - e. Floor - LVT Vinyl floor as per the specifications.
  - f. Wall - drywall or concrete, painted.
  - g. Ceiling - drywall, painted.
- 34. Bathrooms
  - a. Vanity Cabinets - Wood melamine veneer on MDF flush panel doors, particle board cabinet box with melamine off-white interiors, soft closing glides and hinges.

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#### OUTLINE SPECIFICATIONS FOR ILILANI

- b. Countertops – simulated stone countertops as per specification.
  - c. Medicine cabinet with mirror – custom wood framed with shelf, surface mounted.
  - d. Mirror – Wood framed, surface mounted.
  - e. Floor – LVT vinyl floor as per the specifications.
  - f. Wall – drywall / concrete, painted.
  - g. Ceiling – gypsum board, painted.
  - h. Wood Doors – hollow core.
  - i. Tub – 5' Sterling Vikrell as per drawings and specifications.
  - j. Tub/Shower surrounds – cultured marble wainscot.
  - k. Faucets, Bath & Shower trim – as per drawings and specifications.
  - l. Toilet accessories – as per drawings and specifications.
  - m. Vanity bowl – as per drawings and specifications.
35. Living room, entry and bedrooms
- a. Entry door to be solid core with bamboo veneer.
  - b. Floor – LVT vinyl floor as per the specifications.
  - c. Wall – drywall / concrete, painted.
  - d. Ceiling – medium spray acoustical ceiling.
  - e. Closets – wire shelving system.
  - f. Wardrobe mirrored closet sliding doors as per drawings and specifications.
36. Corridors
- a. Floor – carpet tile.
  - b. Wall – drywall, painted..
  - c. Ceiling – acoustical ceiling tile.
37. Elevator lobby
- a. Floor – carpet tile.
  - b. Wall – drywall, painted.
  - c. Ceiling – acoustical ceiling tile.
38. Bridge
- a. Floor – exposed concrete.
  - b. Wall – concrete parapet wall, aluminum screening.
  - c. Ceiling – concrete, painted.

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## OUTLINE SPECIFICATIONS FOR ILILANI

### PUBLIC AMENITIES SPACES:

#### 39. Community Room

- a. Floor — luxury vinyl tile.
- b. Wall — drywall/concrete, painted.
- c. Ceiling — 2x4 acoustical tile ceiling.
- d. Aluminum storefront system.
- e. Kitchenette
  - i. Kitchen Cabinets — AWI custom grade. Wood melamine veneer on MDF flush panel doors, particle board cabinet box with melamine off-white interiors, soft closing glides and hinges.
  - ii. Countertops — simulated stone countertops as per specification.

#### 40. Toilet Room — Men/Women

- a. Floor — luxury vinyl tile.
- b. Wall — drywall/concrete, painted.
- c. Ceiling — drywall, painted.
- d. Bathroom door to be solid core, wood veneer, painted.
- e. Countertops — simulated stone countertops as per specification.
- f. Toilet accessories — polished chrome finish.

#### 41. Commercial Spaces

- a. Commercial space concrete slab-on-grade partially provided.
- b. Underground utilities provided to designated area within retail space.
- c. Storefront glazing provided.
- d. Retail interior spaces to be cold, dark shell; all interior finish, MEP fit out, final sprinkler lines to be by tenant.
- e. Finished Men/Women toilet room provided.
- f. Air conditioning equipment, ducting, AHU, ventilation, etc. are not included.
- g. Fire protection system provided for retail areas based on minimum loft area coverage.
- h. Utility metered separately.

#### 42. Recreation Level Deck

- a. Floor - deck coating to be provided.
- b. Landscape and irrigation provided.
- c. Fiberglass planter boxes provided.

## **RESOLUTION**

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**AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO ILILANI AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT LOCATED AT 615 KEAWE STREET AND 690 HALEKAUWILA STREET, HONOLULU, HAWAII, TAX MAP KEYS: (1) 2-1-051: 011 AND 012.**

WHEREAS, Ililani, LLC ("Applicant"), with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC") proposes to develop Ililani, a for-sale high-rise residential condominium tower and free-standing parking garage on a 0.77 acre parcel of land located at 615 Keawe Street and 690 Halekauwila Street in Honolulu, Oahu, identified as Tax Map Key (1) 2-1-051: 011 and 012 (the "Project"); and

WHEREAS, the Project is within the Kakaako Community Development District, which is under the planning and zoning jurisdiction of the Hawaii Community Development Authority ("HCDA"), pursuant to Chapter 206E, Hawaii Revised Statutes; and

WHEREAS, the proposed 42-story residential tower will contain 328 residential units, of which 165 units (50 percent plus 1 unit of the total units) will be offered to households earning between 80 percent and below and 140 percent of the area median income ("AMI") for Honolulu; 163 units (49.7 percent of the total units) will be offered at market rates; and

WHEREAS, the affordable residential units are proposed to be offered as follows: 33 units to households earning 80 percent and below the AMI; 33 units to households earning between 81 percent and 100 percent of the AMI; 50 units to households earning between 101 percent and 120 percent of the AMI; and 49 units to households earning between 121 percent and 140 percent of the AMI; and

WHEREAS, the affordable residential units will consist of 131 one-bedroom units and 34 two-bedroom units; and

WHEREAS, the Project will also offer bicycle storage facilities, approximately 6,297 square feet of commercial space, an 8-story parking garage with 395 parking stalls and requisite loading spaces, approximately 3,367 square feet of onsite interior recreation space, and an approximately 13,381 square-foot elevated recreation deck on the rooftop of the parking garage; and

WHEREAS, the Project will help address the critical need for affordably priced for-sale housing within Honolulu's urban core in a central Honolulu location, in convenient proximity to employment centers, health care and family services, educational facilities, shopping and dining opportunities, public parks, entertainment facilities, and multiple public transportation modes (the Project will be within approximately 130 yards of the planned Honolulu Authority for Rapid Transit (HART) rail transit station); and



WHEREAS, the exemptions requested by the Applicant include exemptions from the HCDA's planning and zoning requirements, and waiver or deferral of the City's fee requirements; and

WHEREAS, on February 14, 2019, the HHFDC Board of Directors approved the Project with the proposed exemptions; and

WHEREAS, the City Council is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to Section 201H-38 of the Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Council has reviewed the preliminary plans and outline specifications for the Project dated February 14, 2019, prepared by the Applicant, and submitted to the Council by the HHFDC; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City, and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates/fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project, as set forth in the preliminary plans and specifications for the Project, as follows:

Application Fees and Infrastructure and/or Public Works Fees and Charges

1. Exemption from Section 18-6.1 of the Revised Ordinances of Honolulu ("ROH"), to allow an exemption from payment of plan review fees, estimated at \$25,000.
2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees, estimated at \$445,000.
3. Exemption from ROH Section 14-10.1; 14- 10.2; and 14- 10.3 to allow a deferral for payment of wastewater system facility charge until issuance of Certificate of Occupancy, estimated at \$2,197,174.

#### Board of Water Supply Rules and Regulations

4. Exemption from BWS Rules and Regulations (2010) Section 1-102, to allow a deferral from payment of water system facilities charges until installation of the water meter, estimated at \$604,899.

#### Land Use Ordinance ("LUO")

5. With respect to land uses and development standards, the Project is under the jurisdiction of the HCDA; therefore, no exemptions from the Land Use Ordinance, ROH Chapter 21, are needed; and

BE IT FURTHER RESOLVED that as used in this resolution:

- A. References to the HHFDC include any successor agency; and
- B. References to the HCDA include any successor agency; and
- C. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances or regulations; and

BE IT FURTHER RESOLVED that this resolution is void unless construction of the Project commences no later than 24 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferrable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character of the building or landscaping, may be approved by the HHFDC and HCDA if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, and Ililani, LLC, 1860 Ala Moana Boulevard, Suite 1000, Honolulu, Hawaii 96815.

INTRODUCED BY:

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Councilmembers

DATE OF INTRODUCTION

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Honolulu, Hawaii